



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: July 10, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-18-22025 **Agenda #:** D. 2

Location/Address: 3346 Midway Road, Decatur **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-218-13-061

Request: To rezone property from R-75 (Residential-Medium Lot -75) to RSM (Residential Small Lot Mix) for development of five urban single-family detached homes.

Property Owner(s): Ali Alim Ihsan

Applicant/Agent: Ali Ihsan and Associates

Acreage: 1.1 acres

Existing Land Use: An unoccupied non-residential building

Surrounding Properties: Single-family residential

Adjacent Zoning: **North:** RSM **South:** R-75 **East:** R-75 **West:** R-75 **Northeast:** R-75 **Northwest:** R-75 **Southeast:** R-75 **Southwest:** R-75

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

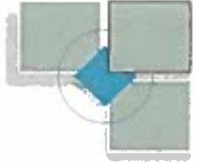
Proposed Density: 5 units/acre	Existing Density: Not applicable
Proposed Units: 5	Existing Square Feet: 4,140
Proposed Lot Coverage: Less than 70%	Existing Lot Coverage: (estimate) 15%



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

RECEIVED
JAN 02 REC'D
BY:

ZIC ZND 18-22025
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Ali Ihsan and Associates E-Mail: ali.1977.7734@gmail.com

Applicant Mailing Address: 401 Cook Drive Ellenwood, GA 30294

Applicant Phone: 718-926-0228 Fax: NA

Owner(s): Ali Alim Ihsan E-Mail: ali.1977.7734@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 401 Cook Drive Ellenwood, GA 30294

Owner(s) Phone: 718-926-0228 Fax: NA

Address/Location of Subject Property: 3446 Midway Road Dekalb County, GA 30032

District(s): _____ Land Lot(s): 1 Block: _____ Parcel(s): 15 218 13 061 ID

Acreage: 1.2 Commission District(s): District 7 +3

Present Zoning Category: R-75 Proposed Zoning Category: RSM

Present Land Use Category: RL

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:

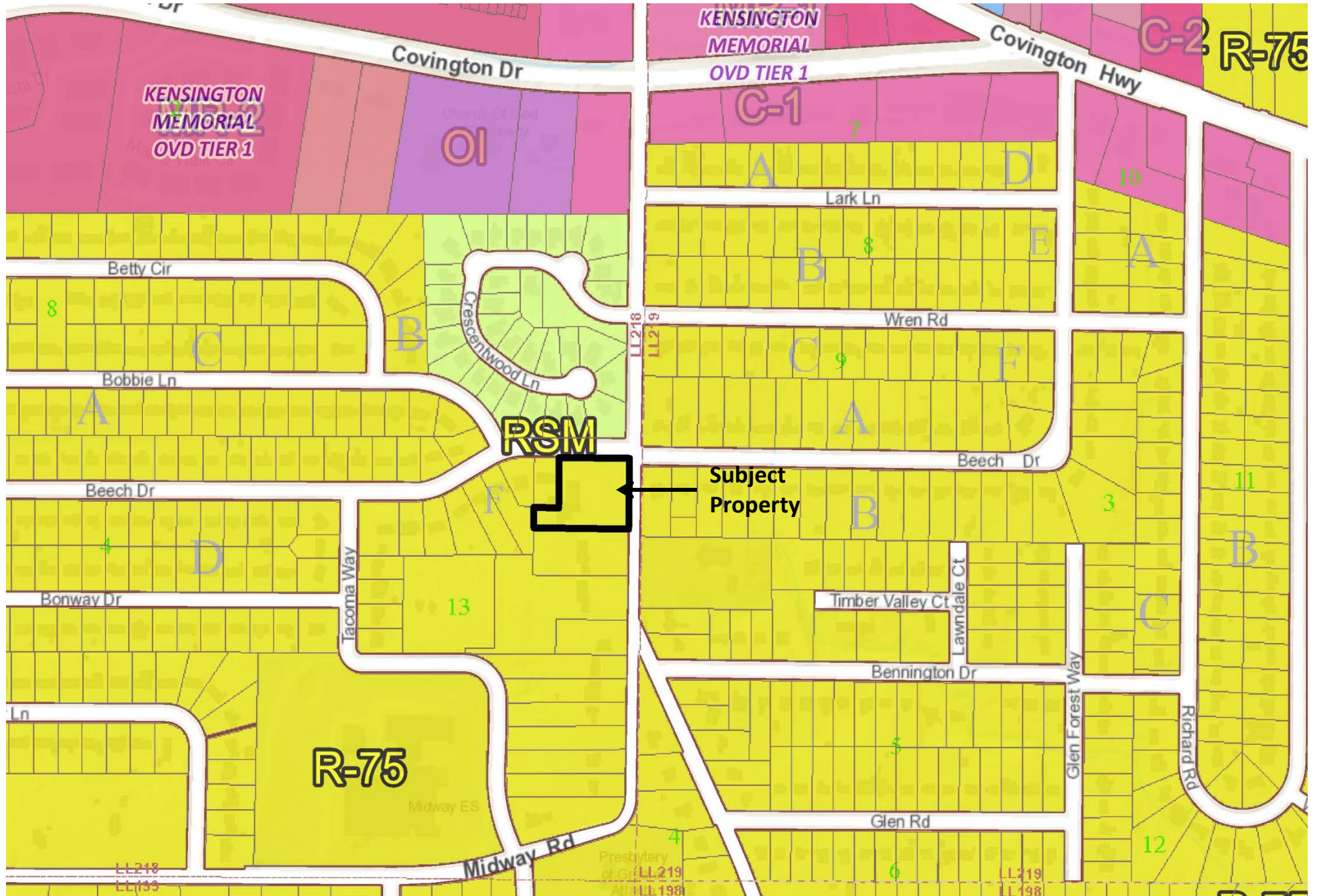
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

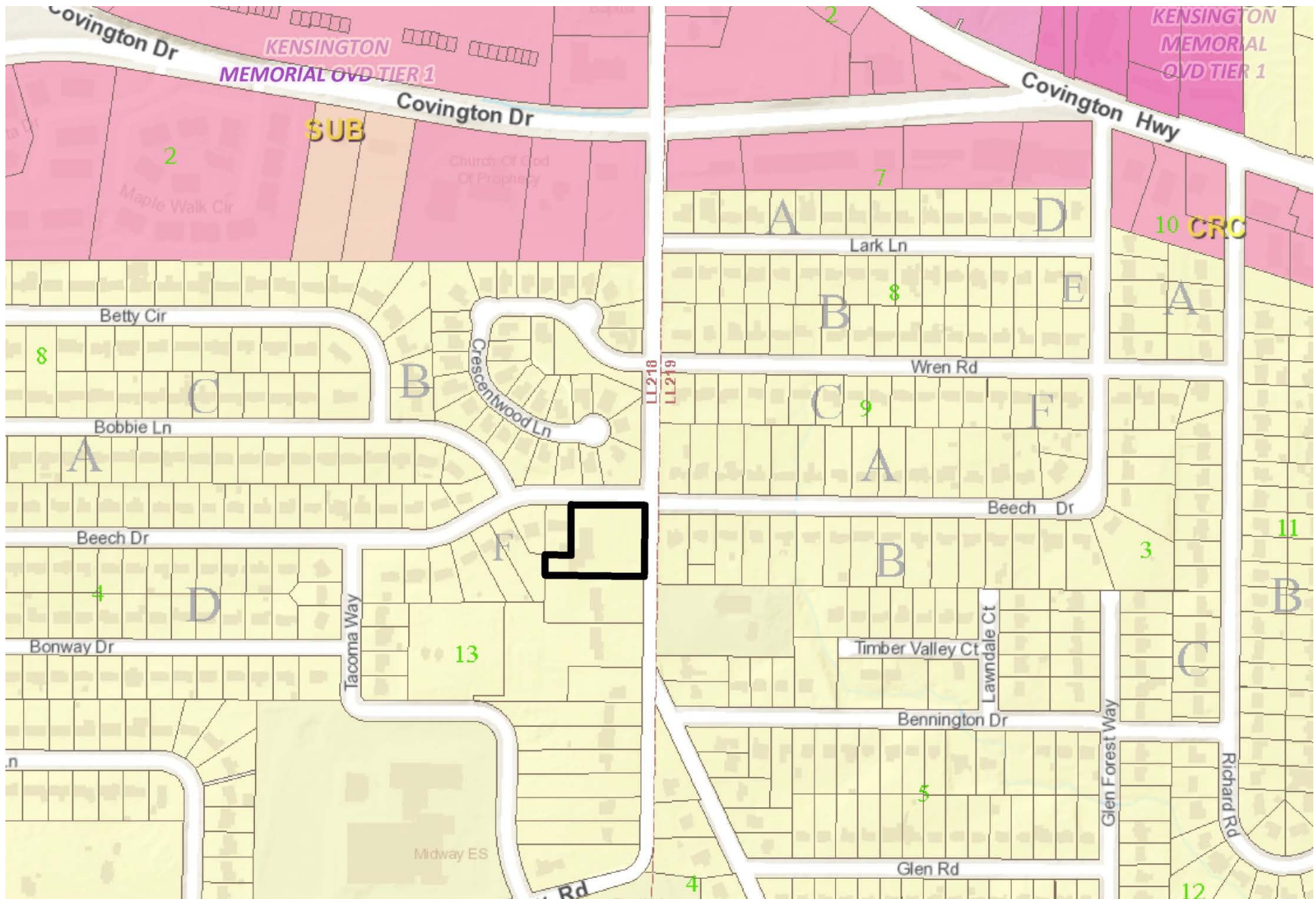
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 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.

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
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Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov









Front and north side of subject property.



Close-up view of front of subject property.

