



DeKalb County
GEORGIA

DeKalb County

Department of Planning and Sustainability
Zoning Board of Appeals

Manual J. Maloof Administration Center Auditorium
1300 Commerce Drive, Decatur, GA 30030

BOA Meeting Date: Wednesday, January 10, 2018 at 1:00 p.m.

DECISIONS

CALL MEETING TO ORDER

NOTE: Applicant or appointed representative should be present. If unable to attend, please contact the Planning Department at (404) 371-2155 no later than 11:00 a.m. the day of the meeting.

MEETING TO ORDER

DETERMINATION OF A QUORUM

PREAMBLE AS TO PURPOSE AND PROCEDURES OF THE ZBOA

INTRODUCTION OF MEMBERS, STAFF AND COUNTY REPRESENTATIVES

MEMBERS:

PAMELA SPEAKS, DISTRICT 1

P

LARRY C. SMITH, DISTRICT 2

P

ALICE BUSSEY, DISTRICT 3

P

NADINE RIVERS-JOHNSON, DISTRICT 4
Chairperson

P

JASMINE CHATMAN, DISTRICT 5

P

DAN WRIGHT, DISTRICT 6
Vice-Chair

Excused absence

KENNETH SAUNDERS, III, DISTRICT 7

P

(A=ABSENT; EXA=EXCUSED ABSENCE; U=UNEXCUSED ABSENCE; P=PRESENT; R=RESIGNED; TE=TERM EXPIRED)

QUORUM DETERMINATION YES NO

COUNTY REPRESENTATIVE: YES NO

Mike Lober
Sheree Greenidge
Petej Stank

DEFERRED FROM NOVEMBER 8, 2017 AND OCTOBER 11, 2017 PUBLIC HEARING

D-1 Application No: A-17-21841 Parcel ID: 18-003-04-036

Commission District: 2 Super District: 6

Applicant: David Price
1450 Lanier Pl Ne
Atlanta, GA 30306

Owner: Maureen Hopkins

Project Name: 1787 E. Clifton Road

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the north side of East Clifton Road, about 495 feet east of Clifton Road.

Request: Variance request from Section 27-5.2.5.D.2 of the DeKalb County Zoning Ordinance, to increase the front door threshold from 888 feet to 897 feet to build a new house, relating to the R-75 zoning district.

BOA Action: Approval, of a variance request from Section 27-5.2.5.D.2 of the DeKalb County Zoning Ordinance, to increase the front door threshold from 888 feet to 896.3 feet to build a new house, based on the submitted site plan received at the January 10 meeting of the Zoning Board of Appeals. J. Chapman moved to approve the variance per the submitted site plan. Four members voted in favor (A. Bussey; J. Chatman; N. Rivers-Johnson; and P. Speaks). L. Smith opposed and K. Saunders, III abstained.

DEFERRED FROM NOVEMBER 8, 2017 PUBLIC HEARING

D-2 Application No: A-17-21863 Parcel ID: 18-003-04-036

Commission District: 2 Super District: 6

Applicant: Furman Smith, Jr.
1779 E Clifton
Atlanta, GEORGIA 30307

Owner: Maureen Hopkins

Project Name: 1787 E. Clifton Road

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the north side of East Clifton Road, about 495 feet east of Clifton Road.

Request: Appeal of an administrative decision relating to designation of "State Waters".

BOA Action: Denial, of the appeal of an administrative decision. L. Smith made a motion to uphold the appeal. No one seconded the motion. A. Bussey made a motion to deny the appeal. P. Speaks seconded the motion. Four members voted to deny the appeal (A. Bussey; J. Chatman; N. Rivers-Johnson; and P. Speaks). L. Smith opposed and K. Saunders III abstained. The appeal was denied.

DEFERRED FROM DECEMBER 13, 2017 PUBLIC HEARING

D-3 Application No: A-17-21920 Parcel ID: 15-146-01-016

Commission District: 3 Super District: 6

Applicant: William Hitt
2107 N. Decatur Road #176
Decatur, GEORGIA 30033

Owner: William Hitt

Project Name: 2189 Stockbridge Drive

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the west side of Stockbridge Drive, about 200 feet north of Lochland Road (at 2189 Stockbridge Drive).

Request: Variance request from Section 27-2.7 of the DeKalb County Zoning Code to reduce the rear yard setback from 40 feet to 10.1 feet to build an attached garage, relating to the R-75 zoning district.

BOA Action: Approval, of a variance request from Section 27-2.7 of the DeKalb County Zoning Code to reduce the rear yard setback from 40 feet to 10.1 feet to build an attached garage, based on the submitted site plan received on October 31, 2017. K. Saunders III made a motion to approve the request. A. Bussey seconded the motion. The request was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

NEW HEARING ITEMS

N-1 Application No: A-18-21975 Parcel ID: 15-184-10-004, 15-184-10-003

Commission District: 3 Super District: 7

Applicant: James Williams
2875 Joyce Avenue
Atlanta, GEORGIA 30032

Owner: Marcella Byrd

Project Name: 2875 & 2885 Joyce Avenue

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the south side of Joyce Avenue, about 120 feet west of Eastwood Avenue.

Request: Variance request from Section 27-8.4.1 of the DeKalb County Zoning Ordinance to allow two contiguous lots in common ownership to be divided into three lots consistent with the original subdivision plat, recorded in 1935, related to the R-75 zoning district.

BOA Action: Approval, of a variance request from Section 27-8.4.1 of the DeKalb County Zoning Ordinance to allow two contiguous lots in common ownership to be divided into three lots consistent with the original subdivision plat, recorded in 1935, based on the submitted site plan received on December 4, 2017. A. Bussey made a motion for approval. L. Smith seconded the motion. The request was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-

Johnson; K. Saunders, III; L. Smith; and P. Speaks).

NEW HEARING ITEMS

N-2 Application No: A-18-21996 Parcel ID: 18-150-01-003

Commission District: 2 Super District: 6

Applicant: William Lide
1414 N. Amanda Circle
Atlanta, GEORGIA 30329

Owner: William Lide; Heidi Bassano

Project Name: 1414 N. Amanda Circle

Zoning: R-100 (Residential Medium Lot);

Location The property is located on the west side of N.Amanda Circle, about 230.6 feet north of Miles Lane (at 1414 N. Amanda Circle)

Request: Variance request from Section 27-2.5 of the DeKalb County Zoning Ordinance to reduce the north side yard setback from ten to six feet to build an addition, relating to the R-100 zoning district.

BOA Action: Approval, of a variance request from Section 27-2.5 of the DeKalb County Zoning Ordinance to reduce the north side yard setback from ten to six feet to build an addition, based on the submitted site plan received on December 6, 2017 with the condition that the north wall include no windows or construct a transom style window closer to the ceiling to let in light. K. Saunders III made a motion for approval based on staff recommendations. L. Smith seconded. The request was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

NEW HEARING ITEMS

N-3 Application No: A-18-21997 Parcel ID: 18-052-03-015

Commission District: 2 Super District: 6

Applicant: Kelen Shostak
502 Briarhill Court
Woodstock, GEORGIA 30189

Owner: Kfg Burlington Llc

Project Name: 440 Burlington Road

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the west side of Burlington Road, about 771.6 feet south of North Decatur Road.

Request: **Variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 7.5 feet to build a new house, relating to the R-75 zoning district.**

BOA Action: **Approval, of a variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 7.5 feet to build a new house, based on the submitted site plan received on December 7, 2017. A. Bussey made a motion for approval. P. Speaks seconded the motion. The request was approved unanimously 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).**

NEW HEARING ITEMS

N-4 Application No: A-18-21998 Parcel ID: 15-080-02-051

Commission District: 3 Super District: 6

Applicant: Greg Seifert
10020 Aurora-Hudson Road
Streetsboro, OHIO 44241

Owner: Rush Truck Center Of Georgia

Project Name: 2560 Moreland Ave

Zoning: M (Light Industrial);

Location The property is located at the south east corner of the intersection of Moreland Avenue and Fayetteville Road (at 2560 Moreland Ave)

Request: **Variance request from Section 27-2.31 of the DeKalb County Zoning Ordinance to reduce the front yard setback from 60 feet to 34.14 feet to build an addition, relating to the M zoning district.**

BOA Action: **Approval, of a variance request from Section 27-2.31 of the DeKalb County Zoning Ordinance to reduce the front yard setback from 60 feet to 34.14 feet to build an addition, based on the proposed site plan received on December 7, 2017. K. Sauders, III made a motion to approve the request. L. Smith seconded. The variance was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).**

NEW HEARING ITEMS

N-5 Application No: A-18-22000 Parcel ID: 18-209-10-056

Commission District: 1 Super District: 7

Applicant: Lisa Steffee
3576 Old Milton Parkway
Alpharetta, GEORGIA 30005

Owner: Anand Inc.

Project Name: 3274 Northlake Pkwy

Zoning: C-1 (Local Commercial);

Location The property is located on the north side of Northlake Parkway, about 1,147 feet west of Parklake Drive.

Request: Variance request from Section 27-3.35.17(D) of the Dekalb County Zoning Ordinance, to reduce the window percentage from 30% to 12%, to build a new hotel, related to the C-1 and the Northlake Overlay District, pursuant to SLUP-15-20205.

BOA Action: Approval, of a variance request from Section 27-3.35.17(D) of the Dekalb County Zoning Ordinance, to reduce the window percentage from 30% to 12%, to build a new hotel, based on the graphic received on December 7, 2017. P. Speaks made a motion to approve the request. K. Saunders, III, seconded the motion. The variance was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

NEW HEARING ITEMS

N-6 Application No: A-18-22002 Parcel ID: 18-049-12-035

Applicant: J. Alexander Brock
1230 Peachtree Street Suite 3100
Atlanta, GEORGIA 30309

Owner: Jsf Scott Boulevard Cmpi Llc

Project Name: 673 Decatur Village Way

Zoning:

Location The property is located on the east side of Decatur Village Parkway, about 290 feet south east of Scott Blvd (at 673 Decatur Village Pkwy).

Request: Variance request from Section 21-20(b) of the DeKalb County Sign Ordinance to allow a building to have wall signs on all four facades, relating to the MU-5 zoning district.

BOA Action: Approval, of a variance request from Section 21-20(b) of the DeKalb County Sign Ordinance to allow a building to have wall signs on three facades, pursuant to CZ-16-20522, based on the submitted graphics received on December 7, 2017. J. Chapman made a motion to approve the request. K. Saunders III seconded the motion. The variance was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

NEW HEARING ITEMS

N-7 Application No: A-18-22004 Parcel ID: 15-148-02-072

Commission District: 3 Super District: 6

Applicant: Jack Deoliveira
1060 Ragley Hall
Brookhaven, GEORGIA 30319

Owner: Jack Deoliveira

Project Name: 1910 Longdale Drive

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the north side of Longdale Drive, about 434.2 feet west of Ethel Lane (at 1910 Longdale Drive).

Request: Variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the west side yard setback from 7.5 feet to 5.5 feet to enclose an existing carport for living space, relating to the R-75 zoning district.

BOA Action: Approval, of a variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the west side yard setback from 7.5 feet to 5.5 feet to enclose an existing carport for living space, based on the submitted site plan received on December 11, 2017 with the condition that the distance between the 1910 Longdale Drive dwelling be measured by a professional surveyor to the east wall of the dwelling located at 1906 Longdale Drive. If the distance is less than ten feet, the new west wall should be constructed with a one-hour fire wall rating and include no windows. K. Saunders III made a motion for approval based on staff recommendations. P. Speaks seconded the motion. The variance was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

NEW HEARING ITEMS

N-8 Application No: A-18-22005 Parcel ID: 18-161-01-021

Commission District: 2 Super District: 6

Applicant: Anu And Doug Bourgeois
2458 Fair Oaks Road
Decatur, GEORGIA 30033

Owner: Anu And Doug Bourgeois

Project Name: 2458 Fair Oaks Road

Zoning: R-100 (Residential Medium Lot);

Location The property is located on the north side of Fair Oaks Road, about 479 feet north east of Oak Grove Rd (at 2458 Fair Oaks Rd)

Request: Variance request from Section 27-6.1.11 of the DeKalb County Zoning Ordinance to use slate chips as a parking surface, relating to the R-100 zoning district.

BOA Action: Deferral, for 30 days to the February 14, 2018 ZBoA meeting to allow time for an engineer's report regarding construction quality and drainage capacity of the

slate chip parking area. K. Saunders, III made a motion to defer the application for 30 days to provide for the engineer's report and inspection. A. Bussey and L. Smith seconded the motion. The vote was 6-0 in favor of deferral (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

January 10, 2018

New Business: DeKalb County, Georgia Zoning Board of Appeals meeting

Vote for Chair and Vice-Chair Positions

P. Speaks made a motion that N. Rivers-Johnson continue serving as Chairperson of the ZBoA. A. Bussey seconded the motion. The vote was 6-0 in favor (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

N. Rivers Johnson made a motion to nominate D. Wright to continue serving as Vice-Chair. P. Speaks seconded the motion. The vote was 6-0 in favor (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

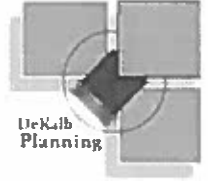
The meeting adjourned at 4 p.m.



Michael L. Thurmond
Interim Chief Executive
Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning



D 1

Commission District: 2 Super District: 6

PARCEL ID: 18-003-04-036

APPLICATION NC A-17-21841

APPLICANT David Price

OWNER: Maureen Hopkins

LOCATION: The property is located on the north side of East Clifton Road, about 495 feet east of Clifton Road.

PROJECT NAME 1787 E. Clifton Road

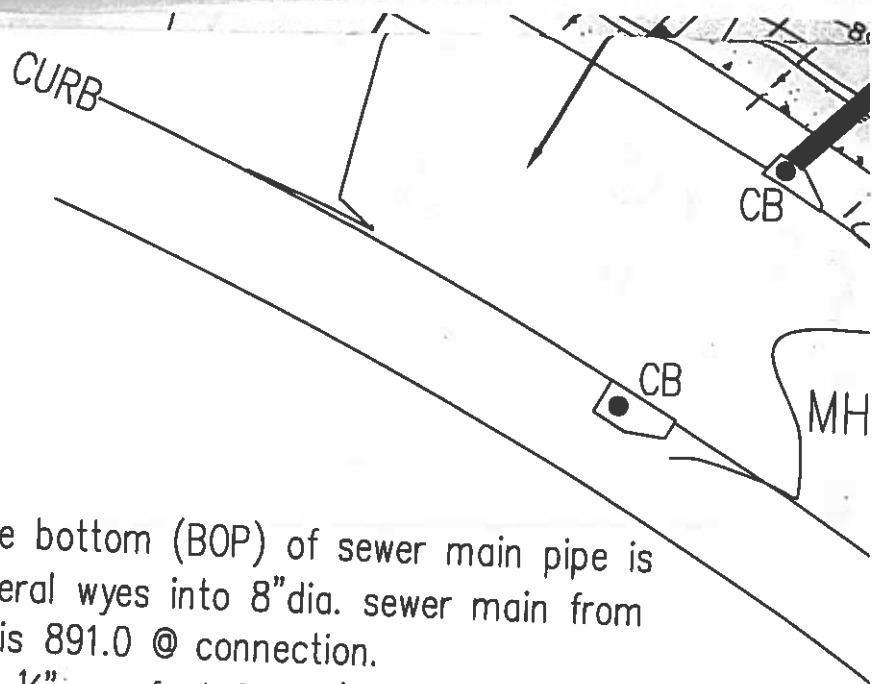
THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-5.2.5.D.2 of the DeKalb County Zoning Ordinance, to increase the front door threshold from 888 feet to 896.3 feet to build a new house, based on the submitted site plan received at the January 10 meeting of the Zoning Board of Appeals. J. Chapman moved to approve the variance per the submitted site plan. Four members voted in favor (A. Bussey; J. Chatman; N. Rivers-Johnson; and P. Speaks). L. Smith opposed and K. Saunders, III abstained.

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision to the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

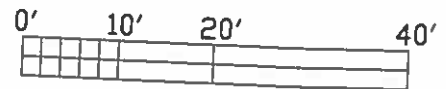
If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.



1. 50' from MH invert, the bottom (BOP) of sewer main pipe is approx. 890.2, service lateral wyes into 8" dia. sewer main from above, so BOP of lateral is 891.0 @ connection.
2. Sewer lateral slopes at $\frac{1}{4}$ " per foot for 80' to front wall of house. Connection at front wall of house is therefore at 892.8 BOP.
3. 4" dia. sewer lateral must be buried below frostline (12" deep), therefore min. front yard elevation above pipe is 894.2.
4. Min. front yard elevation (894.2) must be 6" min. below sill plate above concrete foundation so min. finished floor @ main floor door threshold is 896.3.

JAN 10

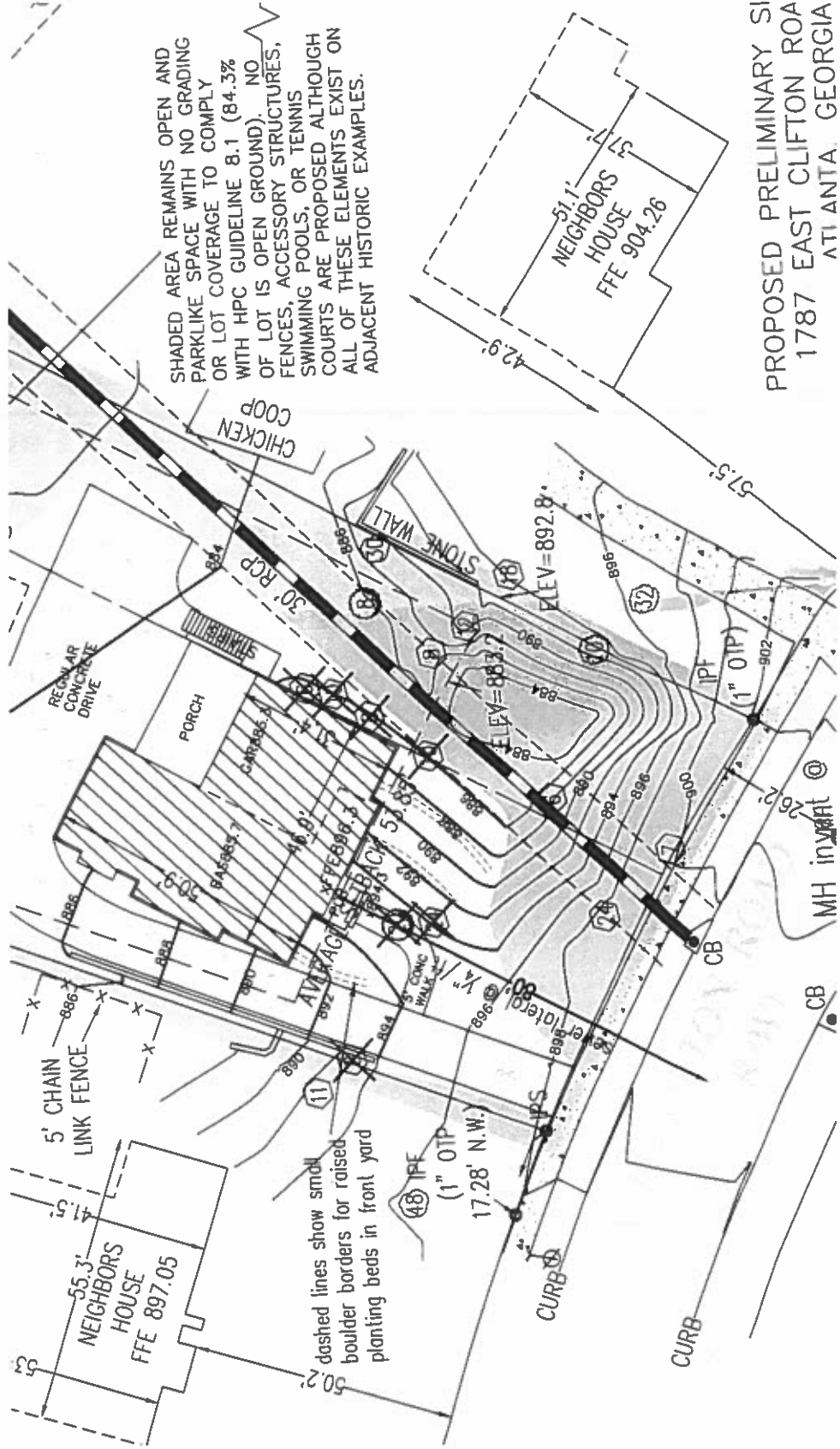
BBS



1787 EAST CLIFTON ROAD N.E.

RECEIVED
JAN 1 9 1963

RECEIVED
JAN 10 1963
BBS



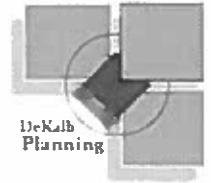
PROPOSED PRELIMINARY SI
1787 EAST CLIFTON ROAD
ATLANTA, GEORGIA



Michael L. Thurmond
Interim Chief Executive
Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning



D 2

Commission District: 2 Super District: 6

PARCEL ID: 18-003-04-036

APPLICATION NC A-17-21863

APPLICANT Furman Smith, Jr.

OWNER: Maureen Hopkins

LOCATION: The property is located on the north side of East Clifton Road, about 495 feet east of Clifton Road.

PROJECT NAME 1787 E. Clifton Road

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Denial, of the appeal of an administrative decision. L. Smith made a motion to uphold the appeal. No one seconded the motion. A. Bussey made a motion to deny the appeal. P. Speaks seconded the motion. Four members voted to deny the appeal (A. Bussey; J. Chatman; N. Rivers-Johnson; and P. Speaks). L. Smith opposed and K. Saunders III abstained. The appeal was denied.

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This is the deadline for filing such an appeal.

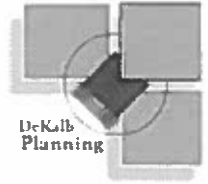
If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.



Michael L. Thurmond
Interim Chief Executive
Officer

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D 3

Commission District: 3 Super District: 6

PARCEL ID: 15-146-01-016

APPLICATION NC A-17-21920

APPLICANT William Hitt

OWNER: William Hitt

LOCATION: The property is located on the west side of Stockbridge Drive, about 200 feet north of Lochland Road (at 2189 Stockbridge Drive).

PROJECT NAME 2189 Stockbridge Drive

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-2.7 of the DeKalb County Zoning Code to reduce the rear yard setback from 40 feet to 10.1 feet to build an attached garage, based on the submitted site plan received on October 31, 2017. K. Saunders III made a motion to approve the request. A. Bussey seconded the motion. The request was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision for the Board of Appeals is rendered.

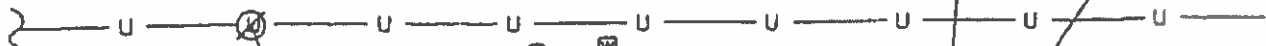
This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.



STOCKBRIDGE DRIVE
(50' R/W)

6" GRANITE CURB



S03°04'35"E 99.80'

P.O.B.
1" CTP
PER PB 14, 93

1/2" CTP

OCT 31 REC'D

4

N/F
SAWANA THOMPkins
DB 10311 PG 020

S88°53'29"E 157.11'

7.5' BSL

30' BSL

108.3'

7.5' BSL

N89°55'06"W 159.38'

FENCE

PROPOSED
CONCRETE
DRIVEWAY

CONCRETE
DRIVEWAY

PROPOSED
BREEZEWAY

CONCRETE
PORCH

WALL

DECK

STEPS

3

#2188
1 STORY
FRAMED

40' BSL

10' ACCESSORY STRUCTURE BSL
PER DEKALB COUNTY

1/2" REBAR

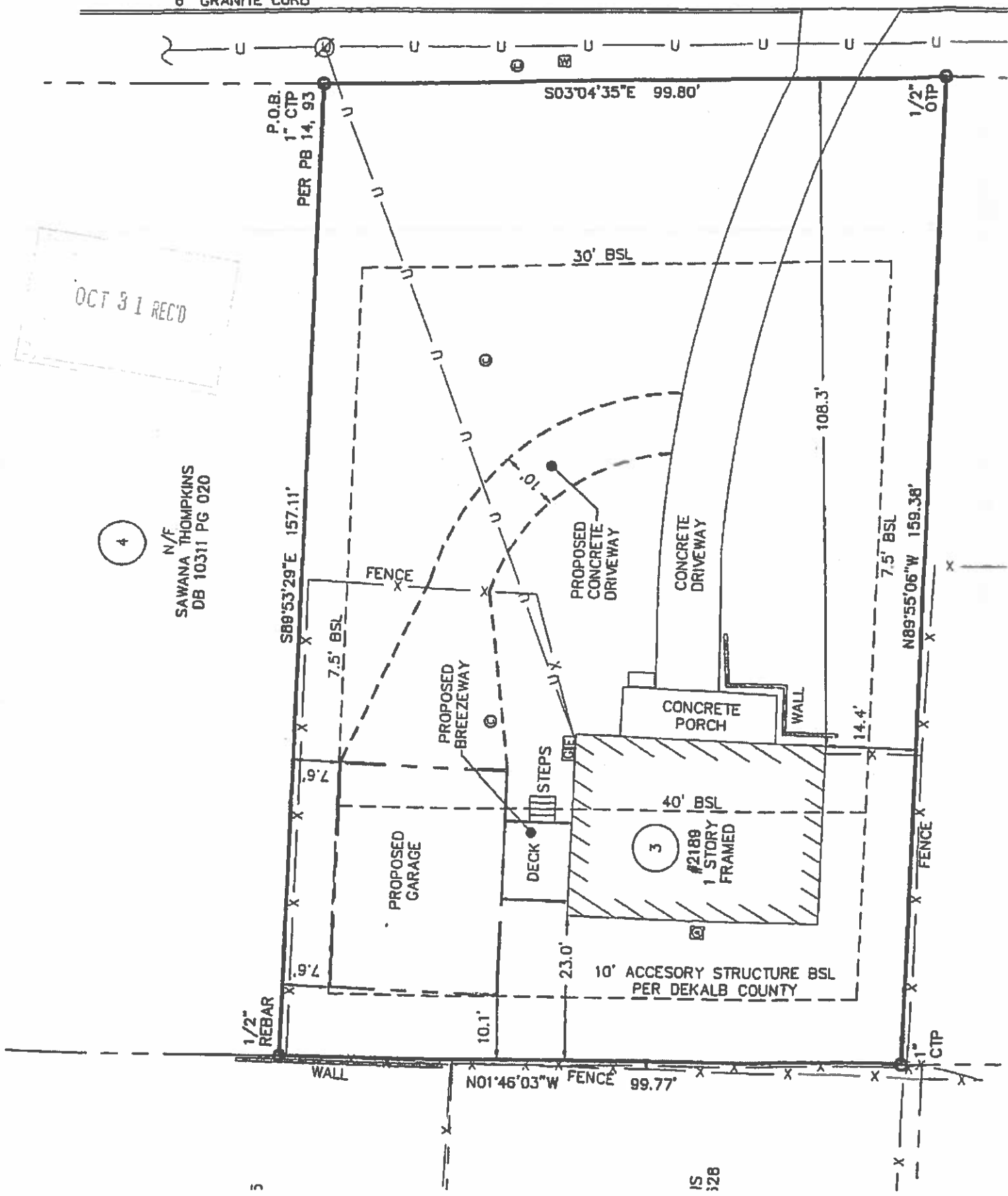
WALL

N01°46'03"W FENCE 99.77'

1" CTP

5

IS 328



PLAT BOOK

PAGE

POINT OF BEGINNING
POINT OF COMMENCEMENT
NORTH AMERICAN DATUM
NORTH AMERICAN VERTICAL DATUM

ROADWOOD TREE

POPE TREE

13

N/F
MARY TILTON
DB 22483 PG 572

2

N/F
NATALIE JOHNSON
DB 24997 PG 274

ZONING SUMMARY: R-75
SINGLE FAMILY RESIDENTIAL

FRONT SETBACK 30'
SIDE SETBACK 7.5'
REAR SETBACK 40'

INFORMATION OBTAINED FROM
DEKALB COUNTY ZONING,
DATED 08/18/2017

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.

EXISTING IMPERVIOUS SURFACE AREA SUMMARY		SQ FT
AREA		15,773
LOT		1,156
HOME		1,021
DRIVE/STEPS/CONC.		325
PORCH/DECK		17
WALLS		N/A
GARAGE		2,519
EXISTING COVERAGE		15.97%

PROPOSED IMPERVIOUS SURFACE AREA SUMMARY		SQ FT
AREA		15,773
LOT		N/A
HOME		1,011
DRIVE/STEPS/CONC.		N/A
PORCH/DECK		N/A
WALLS		972
GARAGE		1,983
PROPOSED COVERAGE		12.57%

TOTAL COVERAGE 4,502 SQ.FT. 28.54 %

SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE
EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT
BURDEN THIS PROPERTY.

PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS
IDENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED
PERSONS WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID
PERSONS.

COPYRIGHT 2017 - BOUNDARY ZONE, INC.
DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY
WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.362 ACRES / 15,773 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 18268, PAGE 507, PLAT BOOK 14, PAGE 93
FIELDWORK PERFORMED ON 08/15/2017

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 53,730 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL
ACCURACY OF 0.02 FEET.

Know
C

Hydrology Study For

PROPERTY BELONGING TO MR. WILLIAM HITT
2189 Stockbridge Drive, Atlanta, Georgia

Prepared by James Mark-Ige, P.E.

Approved By
James Mark-Ige, P.E.

January 2018



James Mark-Ige
1/9/18

Project Description

The overall site consists of **0.362 acres** of land located in Land Lot 146, 15th District, DeKalb County Georgia. Land disturbance activities will be required only to construct the new drive and the proposed garage and breezeway. The proposed construction will be done in one phase with no disturbance to the surrounding properties.

Pre-development site drainage

Pre- development site drainage consists of **0.0578 acres** of impervious surface (existing drive and roof tops), **0.304 of grass area** and the rest includes existing natural area. Using the rational method to calculate the storm water flows for the 2-year, 5-year, 10-year, 25-year, 50-year, & 100-year storm frequency (using $T_c = 5$ minutes) are calculated as follows:

Area Calculations:

1. Grassed Area, 0.304 acres, $C = 0.3$
2. Existing Drive/ Roof Area, 0.0578 acres, $C = 0.9$

2- year $Q = CIA = (0.30) * (5.00\text{in/hr}) * (0.304) + (0.90) * (5.00\text{in/hr}) * (0.0578)$
 = **0.716 cfs**

5- year $Q = CIA = (0.30) * (6.78\text{in/hr}) * (0.304) + (0.90) * (6.78\text{in/hr}) * (0.0578)$
 = **0.737 cfs**

10-year $Q = CIA = (0.30) * (7.787\text{in/hr}) * (0.304) + (0.90) * (7.77\text{in/hr}) * (0.0578)$
 = **1.114 cfs**

25-year $Q = CIA = (0.30) * (9.06\text{in/hr}) * (0.304) + (0.90) * (9.06\text{in/hr}) * (0.0578)$
 = **1.298 cfs**

50-year $Q = CIA = (0.30) * (10.00\text{in/hr}) * (0.304) + (0.90) * (10.00\text{in/hr}) * (0.0578)$
 = **1.432 cfs**

100-year $Q = CIA = (0.30) * (10.98\text{in/hr}) * (0.304) + (0.90) * (10.98\text{in/hr}) * (0.0578)$
 = **1.573 cfs**

Post Development Site Drainage

Post development site drainage consists of **0.103 acres** of impervious surface (existing and proposed driveway, proposed garage, breezeway and roof tops). The grass area consists of **0.259 acres**. Using the Rational Method, the storm water flows for the 2-year, 5-year, 10-year, 25-year, 50-year, & 100-year storm frequency (using $T_c = 5$ minutes) are calculated as follows:

Area Calculations

Grass Area 0.259 acres, $C = 0.30$

Existing and Proposed Driveway, Existing Roof, and Proposed Garage and breezeway = 0.103 acres, $C = 0.90$

$$\begin{aligned} \text{2-year} \quad Q = CIA &= (0.30) * (5.00\text{in/hr}) * (0.259) + (0.90) * (5.00\text{in/hr}) * (0.103) \\ &= \mathbf{0.852 \text{ cfs}} \end{aligned}$$

$$\begin{aligned} \text{5-year} \quad Q = CIA &= (0.30) * (6.78\text{in/hr}) * (0.259) + (0.90) * (6.78\text{in/hr}) * (0.103) \\ &= \mathbf{1.149 \text{ cfs}} \end{aligned}$$

$$\begin{aligned} \text{10-year} \quad Q = CIA &= (0.30) * (7.787\text{in/hr}) * (0.259) + (0.90) * (7.77\text{in/hr}) * (0.103) \\ &= \mathbf{1.325 \text{ cfs}} \end{aligned}$$

$$\begin{aligned} \text{25-year} \quad Q = CIA &= (0.30) * (9.06\text{in/hr}) * (0.259) + (0.90) * (9.06\text{in/hr}) * (0.103) \\ &= \mathbf{1.544 \text{ cfs}} \end{aligned}$$

$$\begin{aligned} \text{50-year} \quad Q = CIA &= (0.30) * (10.00\text{in/hr}) * (0.259) + (0.90) * (10.00\text{in/hr}) * (0.103) \\ &= \mathbf{1.704 \text{ cfs}} \end{aligned}$$

$$\begin{aligned} \text{100-year} \quad Q = CIA &= (0.30) * (10.98\text{in/hr}) * (0.259) + (0.90) * (10.98\text{in/hr}) * (0.103) \\ &= \mathbf{1.871 \text{ cfs}} \end{aligned}$$

Conclusion and Recommendation:

Storm water flows detention requirement ($1.871 - 1.573 = \mathbf{0.298 \text{ cfs}}$) for the post development storm water flows subtracted from the pre – development storm water flows found to be less than **1.0 cfs**. As a result, construction of a storm water detention pond is not needed. The owner is advised **not** to install damming devices along the water ways such as the use of rip rap.

It is my conclusion that the proposed work **will not cause** any adverse effect to the downstream properties.

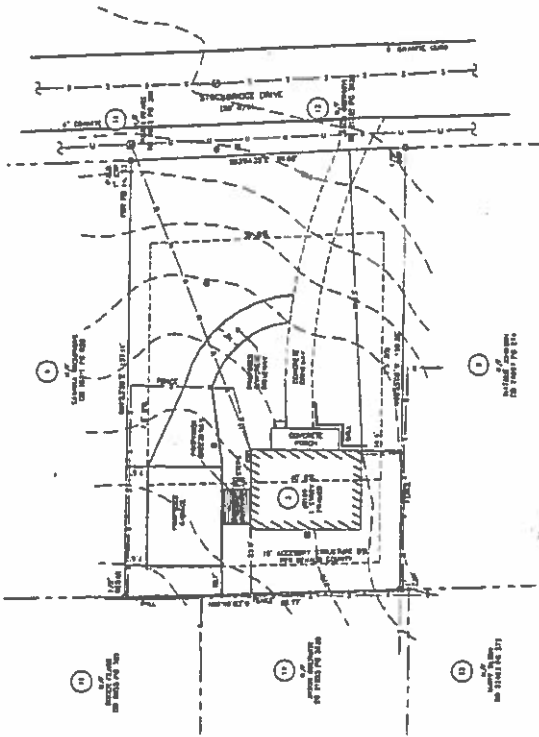
SITE IMPROVEMENTS FOR
2189 STOCKBRIDGE DRIVE
DeKalb County, GA

NO.	DATE	REVISION

ADVANCE ENGINEERING & CONSTRUCTION
Civil Engineering & Development Consultants
5300 McPherson Drive
Suite 123-C
Stone Mountain, GA 30083
Ph. 678-974-7793
Fax. 678-515-1967



Y & M
3/16/18



THIS PROJECT IS A PRELIMINARY DESIGN AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR FOR THE RESULTS OF ANY INVESTIGATION OR CONSTRUCTION BASED THEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND THE INFORMATION CONTAINED HEREIN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE RESULTS OF ANY INVESTIGATION OR CONSTRUCTION BASED THEREON.

JAN 09 REC'D

EXISTING LOT DATA		PROPOSED LOT DATA	
AREA	10.07	AREA	10.07
PERCENTAGE OF IMPERVIOUS COVER	17.75	PERCENTAGE OF IMPERVIOUS COVER	17.75
PERCENTAGE OF PERMEABLE COVER	1.18	PERCENTAGE OF PERMEABLE COVER	1.18
PERCENTAGE OF IMPERVIOUS COVER	1.18	PERCENTAGE OF IMPERVIOUS COVER	1.18
PERCENTAGE OF PERMEABLE COVER	1.18	PERCENTAGE OF PERMEABLE COVER	1.18
PERCENTAGE OF IMPERVIOUS COVER	1.18	PERCENTAGE OF IMPERVIOUS COVER	1.18
PERCENTAGE OF PERMEABLE COVER	1.18	PERCENTAGE OF PERMEABLE COVER	1.18

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC) AS APPLICABLE.

2. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE DEKALB COUNTY PLANNING AND ZONING COMMISSION AND THE DEKALB COUNTY BOARD OF SUPERVISORS.

3. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE DEKALB COUNTY BOARD OF SUPERVISORS.

4. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE DEKALB COUNTY BOARD OF SUPERVISORS.

5. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE DEKALB COUNTY BOARD OF SUPERVISORS.

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9. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE DEKALB COUNTY BOARD OF SUPERVISORS.

10. THE PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE DEKALB COUNTY BOARD OF SUPERVISORS.

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ADVANCE ENGINEERING & CONSTRUCTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ADVANCE ENGINEERING & CONSTRUCTION.

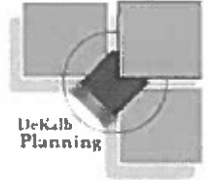




Michael L. Thurmond
Interim Chief Executive
Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning



N 1

Commission District: 3 Super District: 7

PARCEL ID: 15-184-10-004, 15-184-10-003

APPLICATION NC A-18-21975

APPLICANT James Williams

OWNER: Marcella Byrd

LOCATION: The property is located on the south side of Joyce Avenue, about 120 feet west of Eastwood Avenue.

PROJECT NAME 2875 & 2885 Joyce Avenue

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-8.4.1 of the DeKalb County Zoning Ordinance to allow two contiguous lots in common ownership to be divided into three lots consistent with the original subdivision plat, recorded in 1935, based on the submitted site plan received on December 4, 2017. A Bussey made a motion for approval. L. Smith seconded the motion. The request was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision of the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

1" = 40' FIELD
 AREA HAVING
 AN APPROXIMATE
 LOCATION SURVEYOR
 FOR SAID PARCEL
 11/2/2013

MADE AFTER
 OF THE
 COMPREHENSIVE
 RATE
 LOCAL
 PRICE

LOCATION OF
 WOULD NOT
 UJECT TO ALL

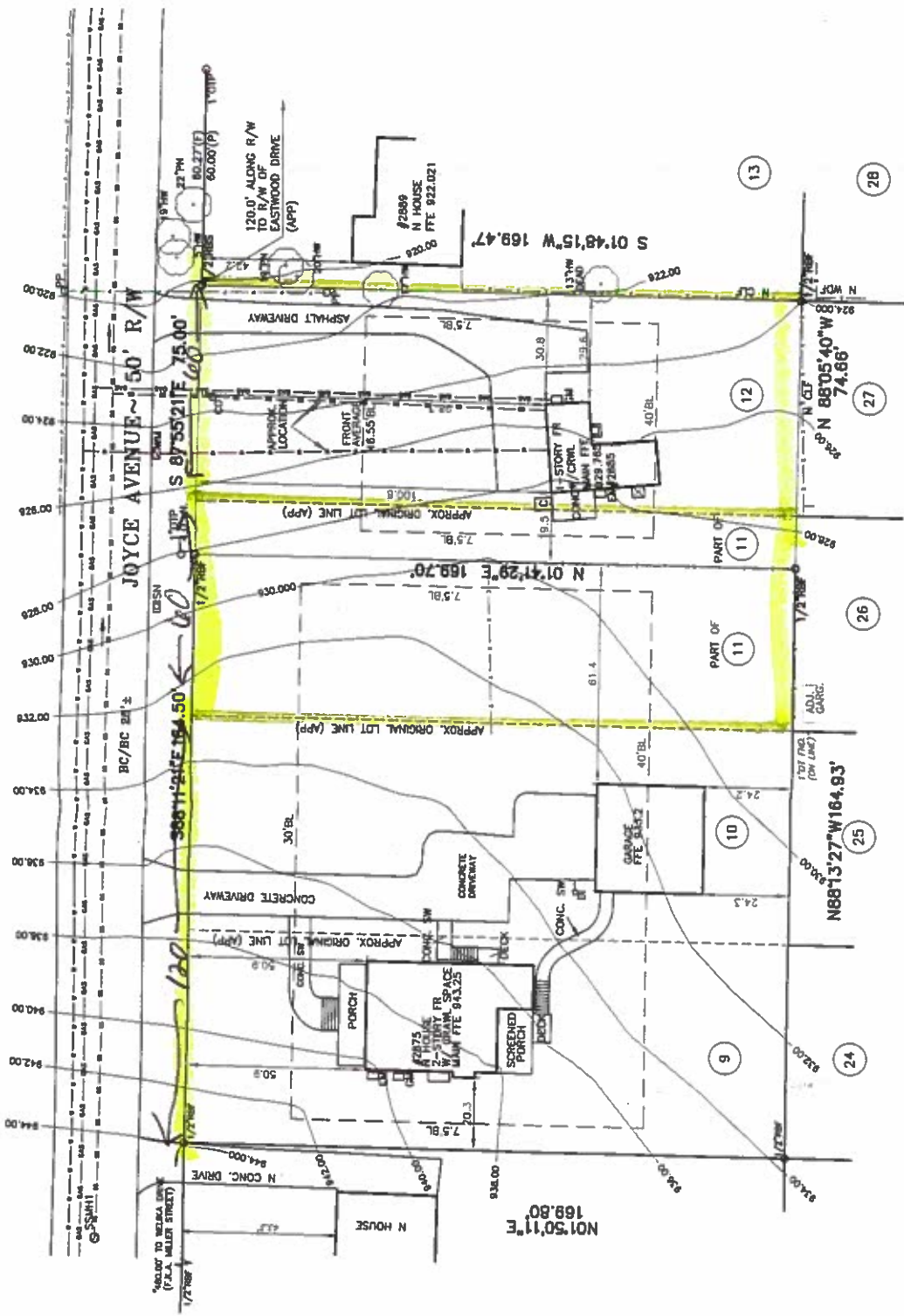
LINES MAY HAVE
 GROUND UTILITIES
 TO BE LOCATED
 OF UNDERGROUND
 WARED UTILITIES
 VC THE PROCESS
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 1 FIELD LOCATIONS.
 LOCATION OF THE
 HERE BE RECORDED
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IT SEARCH FOR
 SEARCH FOR
 ANY OTHER FACTS
 LOSE.
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AND DOES NOT
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 SURVEYOR CITY,
 ADVISED THAT THE
 WITH THE ISSUING

THE PERSON,
 EXTENDING TO ANY
 PERSONS, ENTITY.

IF PROPERTY
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 P/P/PASTE OR
 C, SURVEYOR'S
 ONLY
 NOT BE
 K, SURVEYOR'S
 ENT PROJECTS
 APPROVAL
 STOR OF



DEC 04 2013

PLAT BOOK 10 PAGE 142

10-142

<p>White Oak</p>									
100	101	102	103	104	105	106	107	108	109
11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10
<p>Ameco</p>									
110	111	112	113	114	115	116	117	118	119
11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10
<p>Radio</p>									
120	121	122	123	124	125	126	127	128	129
11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10
<p>Thomas</p>									
130	131	132	133	134	135	136	137	138	139
11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10
<p>Joyce</p>									
140	141	142	143	144	145	146	147	148	149
11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10
<p>McCluer</p>									
150	151	152	153	154	155	156	157	158	159
11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10
<p>Ameco</p>									
160	161	162	163	164	165	166	167	168	169
11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10

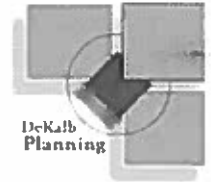
Plat No. 2
 Subdivision of the former estates of L.L. and S.D. Dec
 Deeds County of Scott, Mo. Dec. 1887. T. Jackson, C.S.
 Under Seal and Loan Co. Amalgama 7001-10000



Michael L. Thurmond
Interim Chief Executive
Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning



N 2

Commission District: 2 Super District: 6

PARCEL ID: 18-150-01-003

APPLICATION NC A-18-21996

APPLICANT William Lide

OWNER: William Lide; Heidi Bassano

LOCATION: The property is located on the west side of N.Amanda Circle, about 230.6 feet north of Miles Lane (at 1414 N. Amanda Circle)

PROJECT NAME 1414 N. Amanda Circle

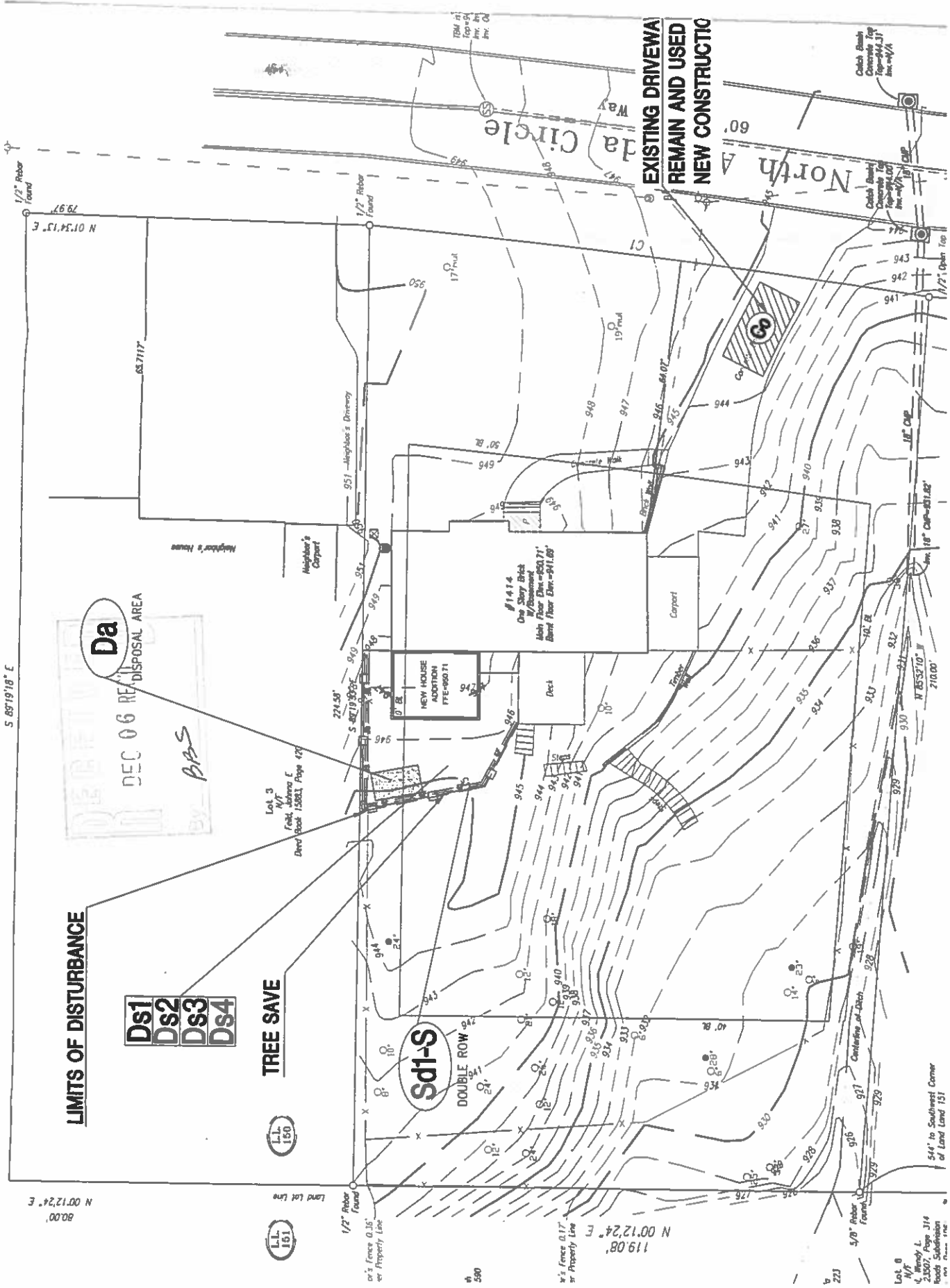
THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-2.5 of the DeKalb County Zoning Ordinance to reduce the north side yard setback from ten to six feet to build an addition, based on the submitted site plan received on December 6, 2017 with the condition that the north wall include no windows or construct a transom style window closer to the ceiling to let in light. K. Saunders III made a motion for approval based on staff recommendations. L. Smith seconded. The request was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision to the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

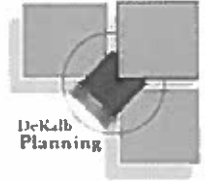




Michael L. Thurmond
Interim Chief Executive
Officer

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330 Ponce De Leon Avenue, Suite 500
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N 3

Commission District: 2 Super District: 6

PARCEL ID: 18-052-03-015

APPLICATION NC A-18-21997

APPLICANT Kelen Shostak

OWNER: Kfg Burlington Llc

LOCATION: The property is located on the west side of Burlington Road, about 771.6 feet south of North Decatur Road.

PROJECT NAME 440 Burlington Road

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 7.5 feet to build a new house, based on the submitted site plan received on December 7, 2017. A Bussey made a motion for approval. P. Speaks seconded the motion. The request was approved unanimously 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision of the Board of Appeals is rendered.

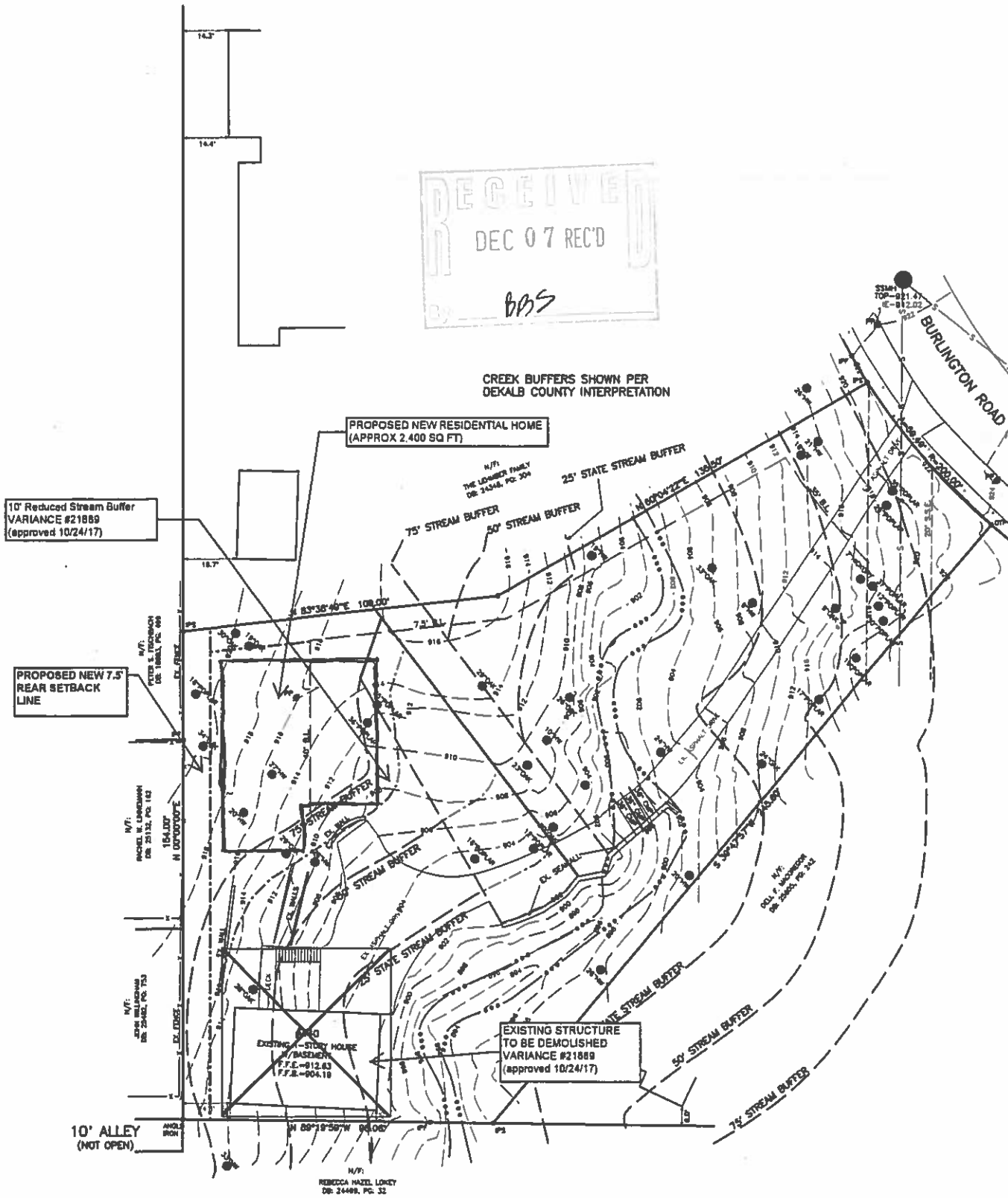
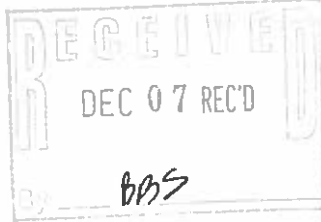
This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 05" seconds per single point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon 675-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.L.R.M Flood Hazard Map of DeKalb County, Georgia
 Community Panel Number 13089C 0082 J
 Effective Date 05/16/13
 Revision Date

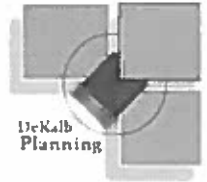




Michael L. Thurmond
Interim Chief Executive
Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning



N 4

Commission District: 3 Super District: 6

PARCEL ID: 15-080-02-051

APPLICATION NC A-18-21998

APPLICANT Greg Seifert

OWNER: Rush Truck Center Of Georgia

LOCATION: The property is located at the south east corner of the intersection of Moreland Avenue and Fayetteville Road (at 2560 Moreland Ave)

PROJECT NAME 2560 Moreland Ave

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-2.31 of the DeKalb County Zoning Ordinance to reduce the front yard setback from 60 feet to 34.14 feet to build an addition, based on the proposed site plan received on December 7, 2017. K. Saunders, III made a motion to approve the request. L. Smith seconded. The variance was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision for the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.



I CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA.
 DATE: 12/07/2017
 PROJECT NO: 17-0001
 SHEET NO: A.1

RUSH TRUCKING
 2560 Moreland Ave SE
 Atlanta, Georgia

Drawn By: [Name]
 Checked By: [Name]

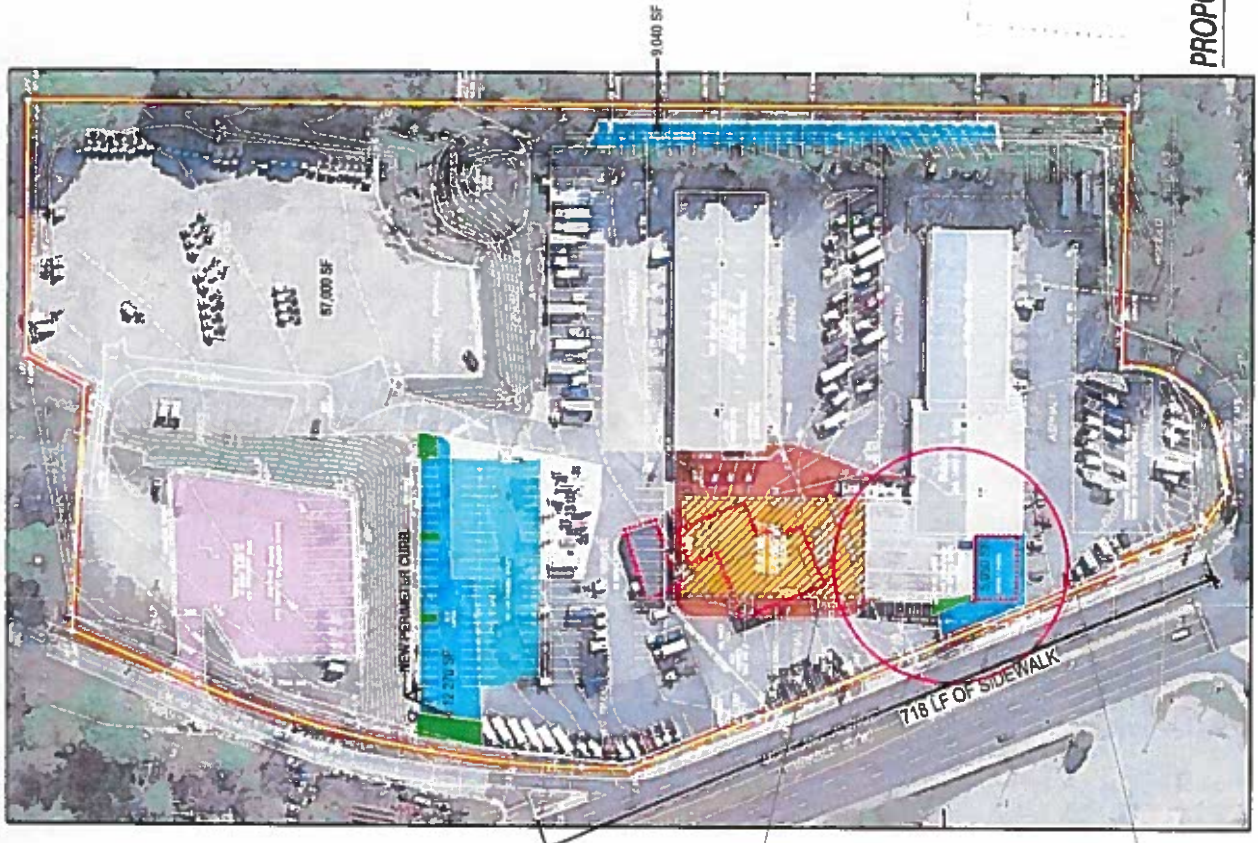
DEC 07 2017



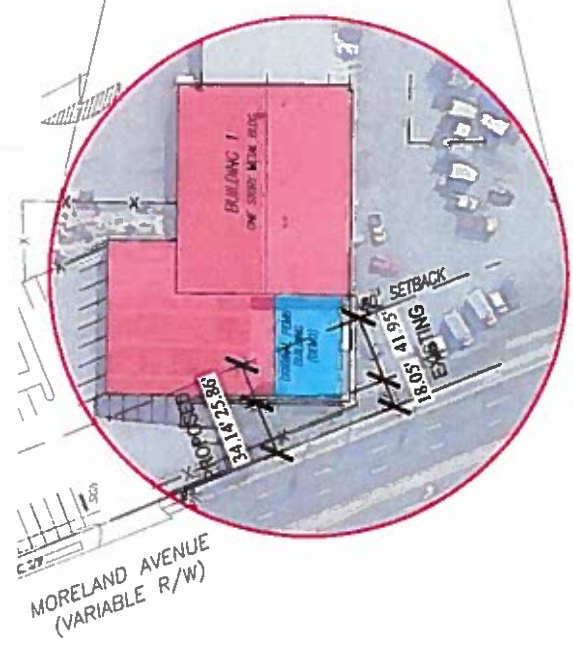
REFERENCE NORTH

PROPOSED SITE PLAN
 NOT TO SCALE

A.1



- PROPERTY LINE
- NEW STONE LOT
- RESURFACED ASPHALT
- NEW ASPHALT
- NEW STRIPING OVER EXISTING PAVEMENT
- LANDSCAPING
- NEW BUILDING
- DEMOLISHED BUILDING(S)



ENLARGED VARIANCE PLAN

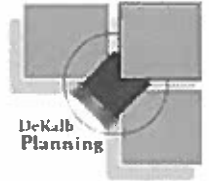
MORELAND AVENUE
 (VARIABLE R/W)



Michael L. Thurmond
Interim Chief Executive
Officer

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N 5

Commission District: 1 Super District: 7

PARCEL ID: 18-209-10-056

APPLICATION NC A-18-22000

APPLICANT Lisa Steffee

OWNER: Anand Inc.

LOCATION: The property is located on the north side of Northlake Parkway, about 1,147 feet west of Parklake Drive.

PROJECT NAME 3274 Northlake Pkwy

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-3.35.17(D) of the DeKalb County Zoning Ordinance, to reduce the window percentage from 30% to 12%, to build a new hotel, based on the graphic received on December 7, 2017. P. Speaks made a motion to approve the request. K. Saunders, III, seconded the motion. The variance was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision to the Board of Appeals is rendered.

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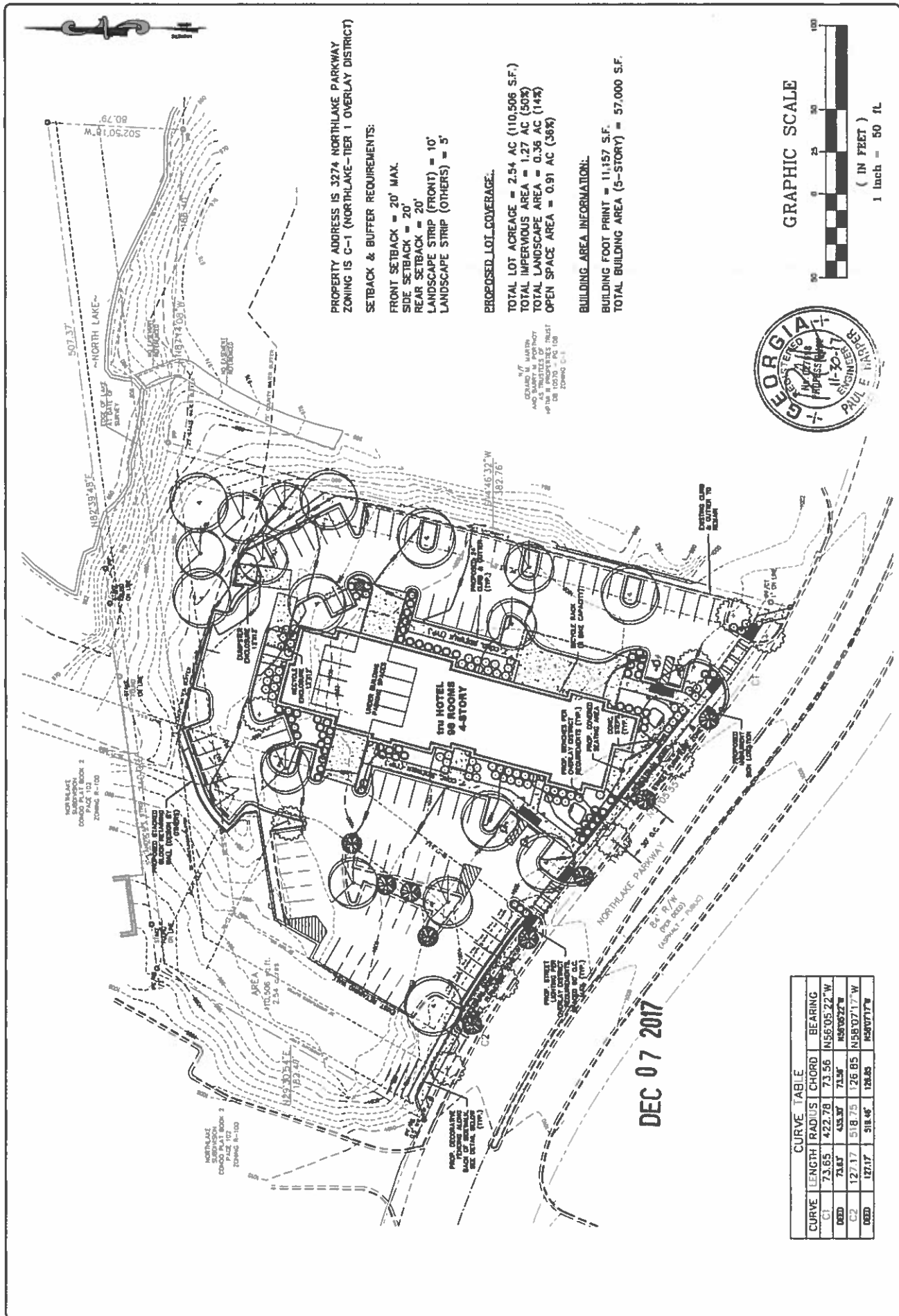


3274 NORTHLAKE PARKWAY ATLANTA, GEORGIA 30345

by HILTON



APP. DEC. 7TH 2017



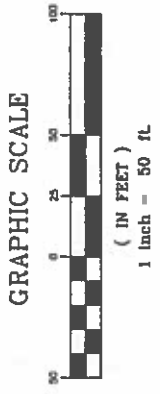
**PROPERTY ADDRESS IS 3274 NORTHLAKE PARKWAY
 ZONING IS C-1 (NORTHLAKE-TIER 1 OVERLAY DISTRICT)**

SETBACK & BUFFER REQUIREMENTS:
 FRONT SETBACK = 20' MAX.
 SIDE SETBACK = 20'
 REAR SETBACK = 20'
 LANDSCAPE STRIP (FRONT) = 10'
 LANDSCAPE STRIP (OTHERS) = 5'

PROPOSED LOT COVERAGE:
 TOTAL LOT ACREAGE = 2.54 AC (110,506 S.F.)
 TOTAL IMPERVIOUS AREA = 1.27 AC (50%)
 TOTAL LANDSCAPE AREA = 0.38 AC (14%)
 OPEN SPACE AREA = 0.91 AC (38%)

BUILDING AREA INFORMATION:
 BUILDING FOOT PRINT = 11,157 S.F.
 TOTAL BUILDING AREA (5-STORY) = 57,000 S.F.

I, PAUL E. HENDER, ENGINEER
 AND SURVEYOR, REGISTERED
 PROFESSIONAL ENGINEER
 NO. 11-2011
 STATE OF GEORGIA



DEC 07 2017

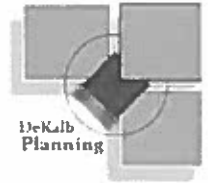
CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	73.65	422.78	73.56 N55°05'22" W
DEED	73.65	433.97	71.59 N50°05'22" W
C2	127.17	518.75	126.85 N58°07'17" W
DEED	127.17	518.48	126.85 N58°07'17" W



Michael L. Thurmond
Interim Chief Executive
Officer

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N 6

PARCEL ID: 18-049-12-035

APPLICATION NC A-18-22002

APPLICANT J. Alexander Brock

OWNER: Jsf Scott Boulevard Cmpi Llc

LOCATION: The property is located on the east side of Decatur Village Parkway, about 290 feet south east of Scott Blvd (at 673 Decatur Village Pkwy).

PROJECT NAME 673 Decatur Village Way

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

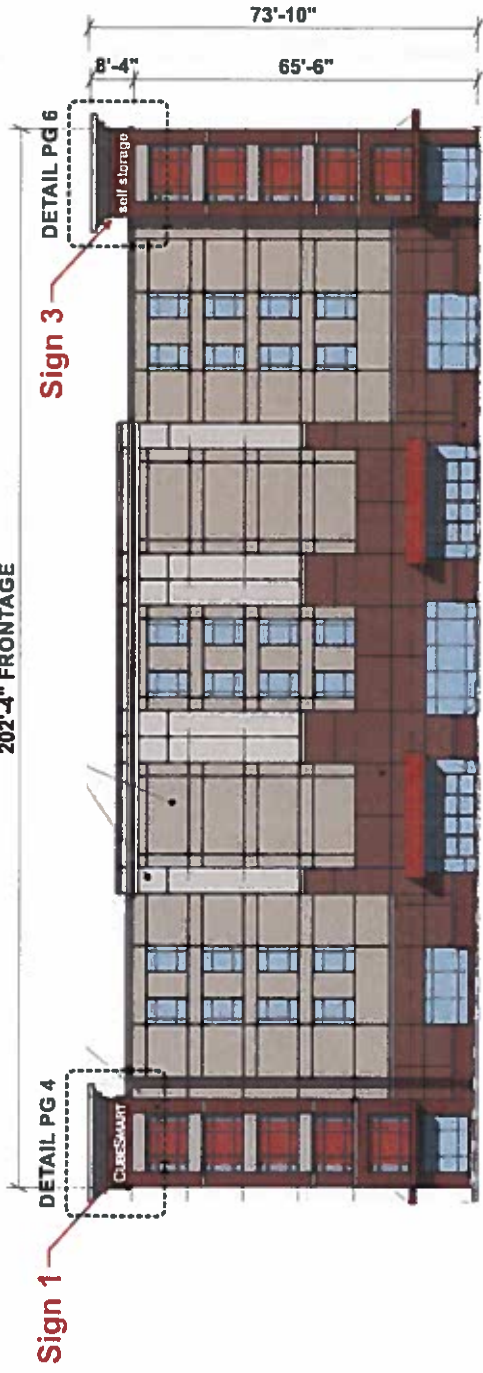
BOA ACTION: Approval, of a variance request from Section 21-20(b) of the DeKalb County Sign Ordinance to allow a building to have wall signs on three facades, pursuant to CZ-16-20522, based on the submitted graphics received on December 7, 2017. J. Chapman made a motion to approve the request. K. Saunders III seconded the motion. The variance was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision of the Board of Appeals is rendered.

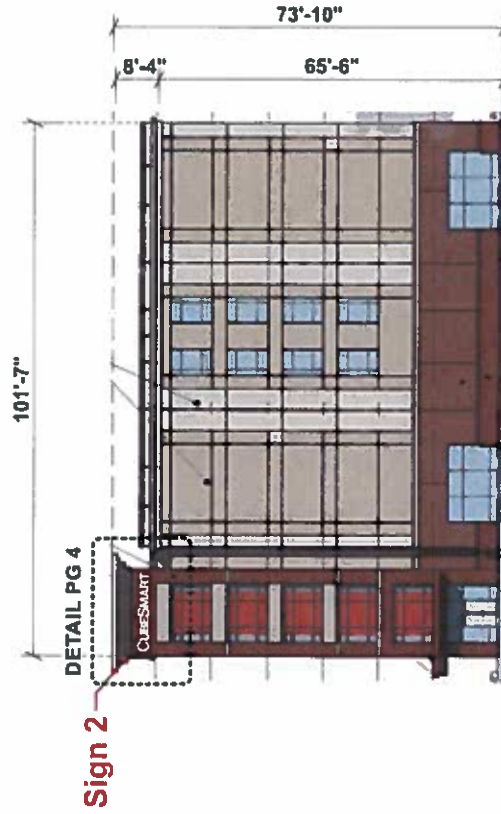
This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

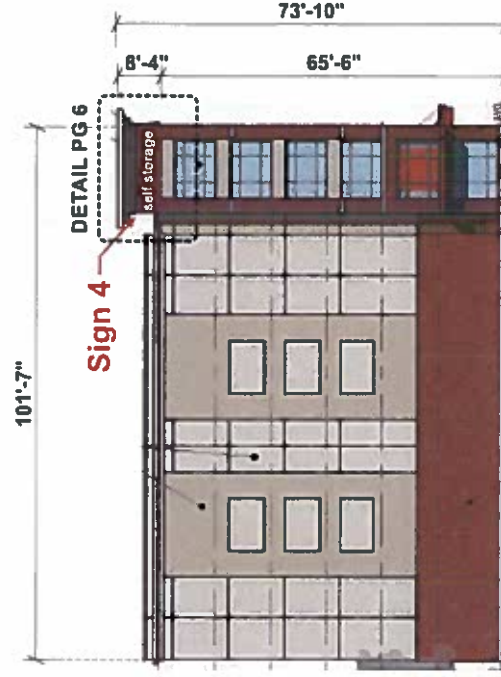
202'-4" FRONTAGE



North Elevation Scale: 1" = 35'



West Elevation Scale: 1" = 35'



East Elevation Scale: 1" = 35'

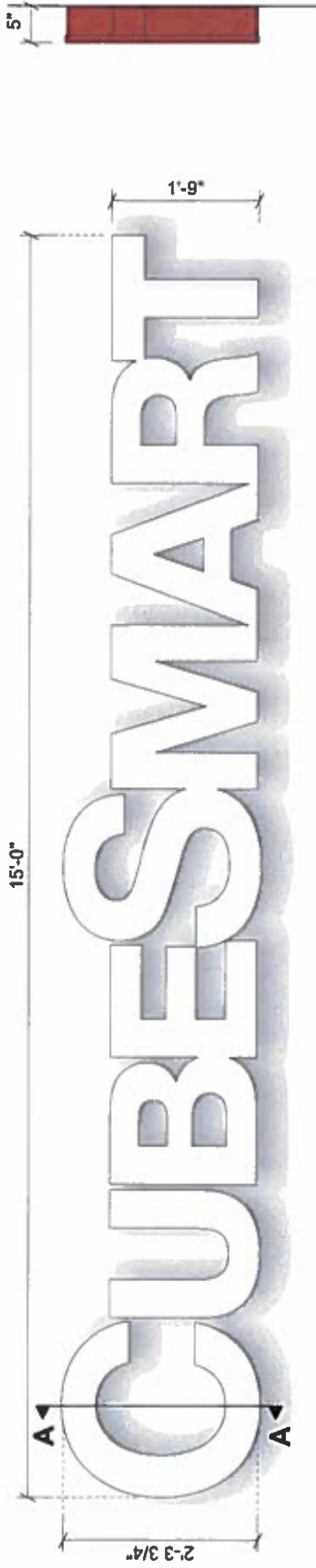
Client Name
CubeSmart

Address
673 Decatur Village Way, Decatur GA 30033

Page Number
3 of 7

Drawn By
Victor

Date
10/12/2017



Sign #1 & #2 - Non-Illuminated Channel Letters **34.7 Sq Ft** **EXTERNAL ILLUMINATION BY OTHERS**

Scale: 1/2" = 1'-0"

PER CITY CODE:
 1 SQ. FT. PER LINEAR FT. OF FRONTAGE
 PRIMARY-SIGN=500 SQ. FT. MAX
 SECONDARY-SIGN=250 SQ. FT. MAX

SPECIFICATIONS

FABRICATE AND INSTALL (2) SETS NON-ILLUMINATED CHANNEL LETTERS DIRECTLY TO EXTERIOR WALL

- FACES: WHITE PLEXIGLAS (SG PLUS)
- TRIMCAPS: 1" RED
- RETURNS: .063" X 5" PAINTED PMS 186C RED SATIN
- INTERIORS: PAINTED BRIGHT WHITE
- ILLUMINATION: SLOAN V SERIES WHITE 7200K - 701269-WLPY-MB
- ELECTRICAL: N/A
- MOUNTING: ANCHOR BOLTS / EXP. ANCHORS AS NEEDED

- White Plexiglas
- PMS 186C Red Satin

DEC 07 2017



North Elevation Detail
 (West Similar)
 Scale: 3/16" = 1'-0"

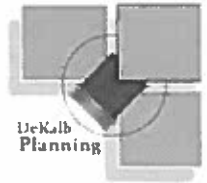


Michael L. Thurmond
Interim Chief Executive
Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813

Website: www.co.dekalb.ga.us/planning



N 7

Commission District: 3 Super District: 6

PARCEL ID: 15-148-02-072

APPLICATION NC A-18-22004

APPLICANT Jack Deoliveira

OWNER: Jack Deoliveira

LOCATION: The property is located on the north side of Longdale Drive, about 434.2 feet west of Ethel Lane (at 1910 Longdale Drive).

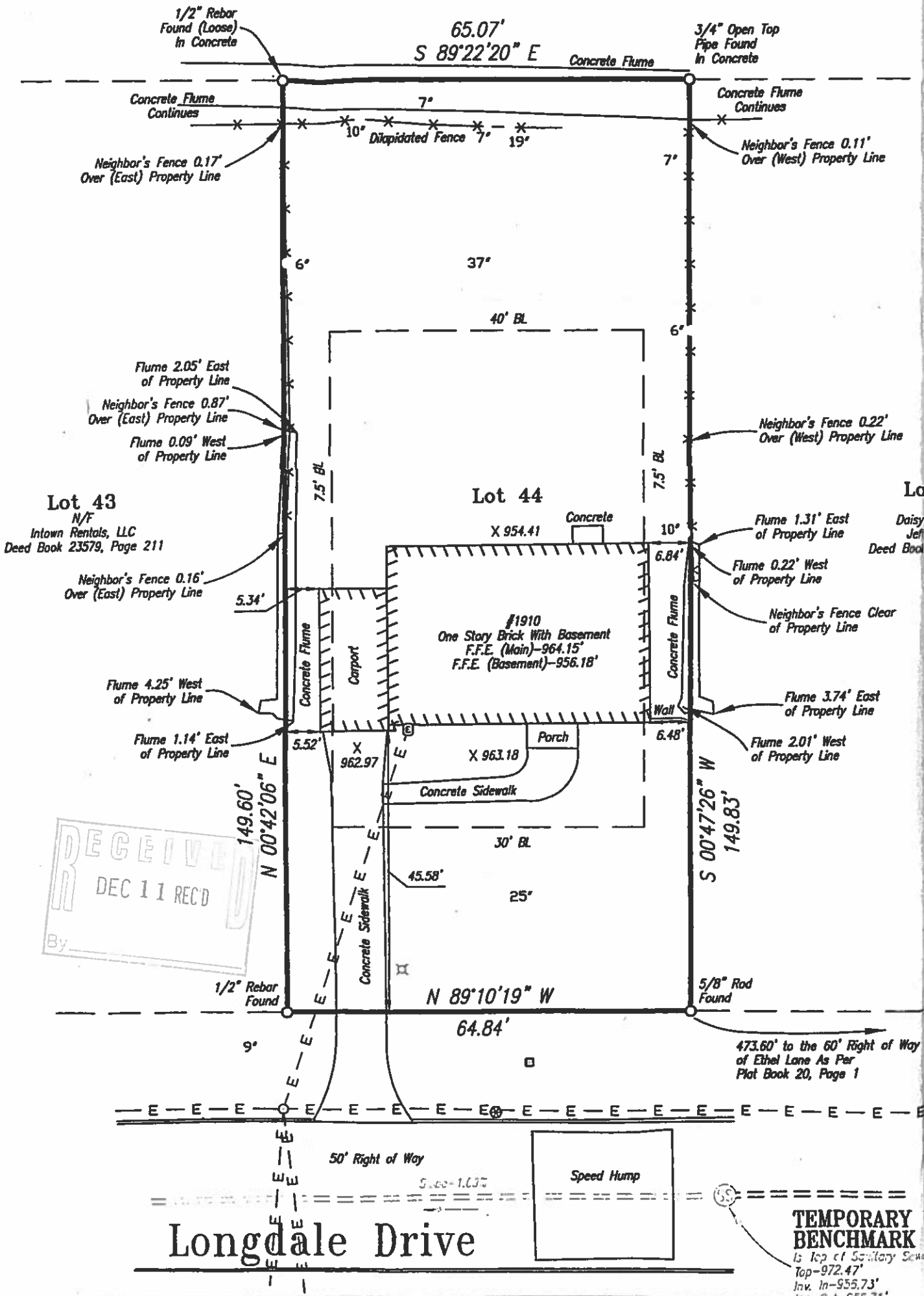
PROJECT NAME 1910 Longdale Drive

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the west side yard setback from 7.5 feet to 5.5 feet to enclose an existing carport for living space, based on the submitted site plan received on December 11, 2017 with the condition that the distance between the 1910 Longdale Drive dwelling be measured by a professional surveyor to the east wall of the dwelling located at 1906 Longdale Drive. If the distance is less than ten feet, the new west wall should be constructed with a one-hour fire wall rating and include no windows. K. Saunders III made a motion for approval based on staff recommendations. P. Speaks seconded the motion. The variance was approved by a vote of 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision of the Board of Appeals is rendered.

This is the deadline for filing such an appeal.
If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.



Lot 43
 N/F
 Intown Rentals, LLC
 Deed Book 23579, Page 211

RECEIVED
 DEC 11 REC'D
 By _____

Lot 45
 Daisy Jeff
 Deed Book

Longdale Drive

TEMPORARY BENCHMARK
 Is Top of Survey Stake
 Top-972.47'
 Inv. In-955.73'
 Inv. In-955.71'