



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

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

**Planning Commission Hearing Date: January 08, 2019, 6:30 P.M.**

**Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** 2018-3060/ Z-19-1235286      **Agenda #:** N.1

**Location/Address:** The southeast side of Henderson Mill Road, approximately 453 feet north of the intersection of Henderson Mill Road and Amblerwood Court at 2405 Henderson Mill Road, Atlanta, Georgia.      **Commission District: 1 Super District: 7**

**Parcel ID:** 18-230-06-060

**Request:** To rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a single-family detached residence on a non-conforming R-100 lot.

**Property Owners:** Henry Zuver

**Applicant/Agent:** John T. Rosser

**Acreage:** .25 Acres

**Existing Land Use:** Undeveloped Lot

**Surrounding Properties:** Single-Family Residences

**Adjacent & Surrounding Zoning:** North, West & East: R-100 (Residential Medium Lot) District  
South, Further East, Further West & Northeast: R-60 (Residential Small Lot) District

**Comprehensive Plan:** Suburban (SUB)      Consistent X

<b>Proposed Residential Units: 1</b>	<b>Existing Residential Units: N/A</b>
<b>Proposed Lot Coverage: &lt;35%</b>	<b>Existing Lot Coverage: N/A</b>



DeKalb County

404.371.2155 (T)  
404.371.4556 (F)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Peachtree Street, N.W.

RECEIVED

OCT 16 2018

BY: DeKalb

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received \_\_\_\_\_ Application No. 8-19-1235286

Applicant Name: John T. Rosser

Applicant E-Mail Address: TOMROSSER54@GMAIL.COM

Applicant Mailing Address: 3 OAKHURST COMMON DR., DECATUR GA 30030

Applicant Daytime Phone: 678 446 7368 Fax: \_\_\_\_\_

Owner Name: HENRY ZUVER  
If more than one owner, attach list of owners.

Owner Mailing Address: 1077 VISTAVIA CIRCLE, DECATUR, GA 30033

Owner Daytime Phone: 404 414 7437

Address of Subject Property: 2405 HENDERSON MILL RD  
ATLANTA, GA 30345

Parcel ID# 18 230 06 060

Acreage: .25 Commission District: \_\_\_\_\_

Present Zoning District(s): R-100

Proposed Zoning District: R-60

Present Land Use Designation: SEE ATTACHED RESIDENTIAL R-100

Proposed Land Use Designation (if applicable): RESIDENTIAL R-60

**GENERAL NOTES:**

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

**SURVEY DATA:**

TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 25579 PG 481  
 PB 663 PG 18  
 PROPERTY OWNER AT TIME OF SURVEY: GEORGE HENRY ZUYER  
 PARCEL NUMBER: 18 230 06 060  
 EAST PROPERTY LINE IS BEARING BASIS FROM DB 25136 PG 403  
 DATUM BASED ON DEKALB COUNTY GIS  
 TOTAL AREA: 10,167 SQ. FT. 0.25 AC  
 CALCULATED PLAT CLOSURE: 1:252.710

**FIELD DATA:**

DATE OF FIELD SURVEY 7-11-2017

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

**EQUIPMENT:**

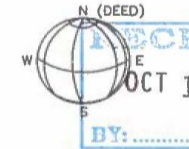
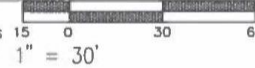
ELECTRONIC TOTAL STATION

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0057J EFFECTIVE DATE MAY 16, 2013

ZONING: R-100

IMPERVIOUS SURFACES:  
 NONE

TOTAL IMPERVIOUS = NONE SQ. FT. (0.0%)  
 TOTAL LOT AREA = 10,817 SQ. FT.



**LEGEND**

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- ONP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD

**TREE SYMBOLS**  
 X = DIAMETER IN INCHES

- (X) DAK
- (X) HARDWOOD
- (X) PINE
- (X) HOLLY
- (X) MAGNOLIA
- (X) DOGWOOD

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, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



FOR DEKALB SURVEYS, INC.  
 407 W. PONCE DE LEON  
 SUITE B  
 DECATUR, GEORGIA 30030  
 404.373.9003

BOUNDARY & TOPOGRAPHIC SURVEY FOR TOM ROSSER

2405 HENDERSON MILL ROAD

DEKALB COUNTY, GEORGIA  
 LAND LOT 230, DIST 18

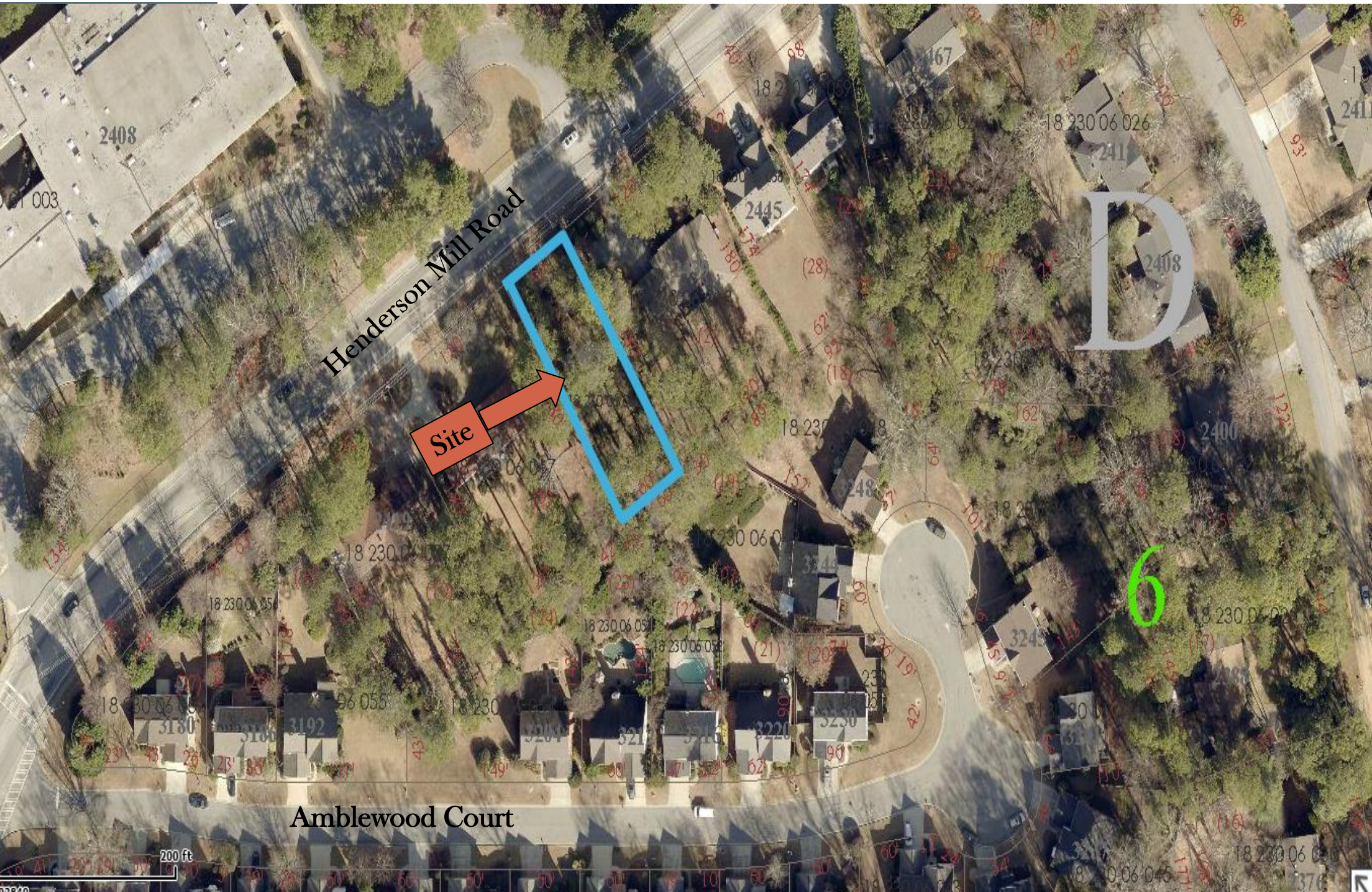
DATE: JULY 15, 2017 UPDATE / REVISE SURVEY 10/1/2018

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Henderson Mill Road

Site

Amblewood Court

200 ft