



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: September 6, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-18-1235086 **Agenda #:** N. 2

Location/Address: 2523 Clairmont Road **Commission District:** 2 **Super District:** 6

Parcel ID(s): 18-159-05-020

Request: To rezone property from R-100 (Residential-Medium Lot - 100) to RSM (Small Lot Residential Mix) in the Sagamore Hills Residential Infill Overlay District, for construction of a single-family house.

Property Owner(s): Nancy Gastel

Applicant/Agent: George Butler, Esq.

Acreage: .19 acre

Existing Land Use: Vacant, wooded.

Surrounding Properties: To the north, northeast, east, southeast, south: single-family residential; to the southwest, west, and northwest: The Greek Orthodox Church of Atlanta.

Adjacent Zoning: **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-85 **Northeast:** R-100
Northwest: R-100 **Southeast:** R-100 **Southwest:** R-100

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

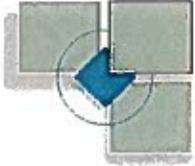
Proposed Density: N.A. (One lot)	Existing Density: N.A. (vacant)
Proposed Units: One	Existing Units/Square Feet: N.A. (vacant)
Proposed Lot Coverage: 42.1%	Existing Lot Coverage: N.A. (vacant)



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



ZICZ No. 2-18-1235086
Filing Fee: \$500.00

Date Received: Application No.:

Applicant: GEORGE E. BUTLER E-Mail: geb@lawyers.com

Applicant Mailing Address: 132 HAWKINS STREET, DAHLONEGA, GA 30533

Applicant Phone: 404-735-6054 Fax: 404-875-5130

Owner(s): NANCY GASTEL E-Mail: nancy.gastel@att.net
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 235 SOUTHWIND CIRCLE, ROSWELL, GA 30076

Owner(s) Phone: 770-578-1067 Fax: 706-864-3206

Address/Location of Subject Property: 2523 CLAIRMONT ROAD, ATLANTA, GA 30345

District(s): 18 Land Lot(s): 159 Block: B Parcel(s): PART OF LOT 1*

Acreage: .1895 Commission District(s): 2, SUPER DISTRICT 6

Present Zoning Category: R-100 Proposed Zoning Category: RSM

Present Land Use Category: SUBURBAN

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

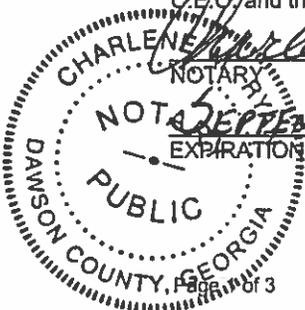
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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, 1366 Commerce Drive, Decatur, Ga. 30030.



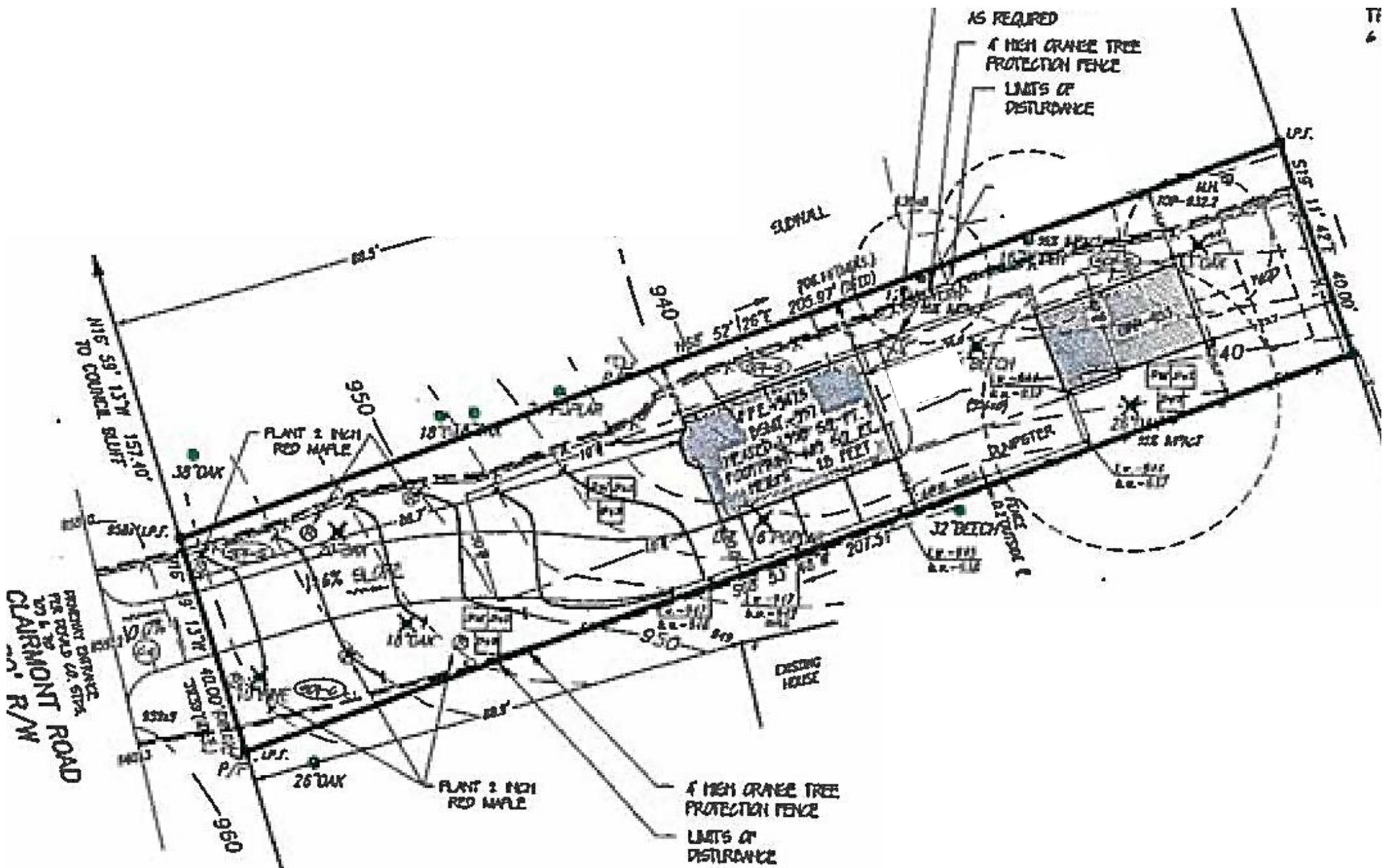
Signature of Notary

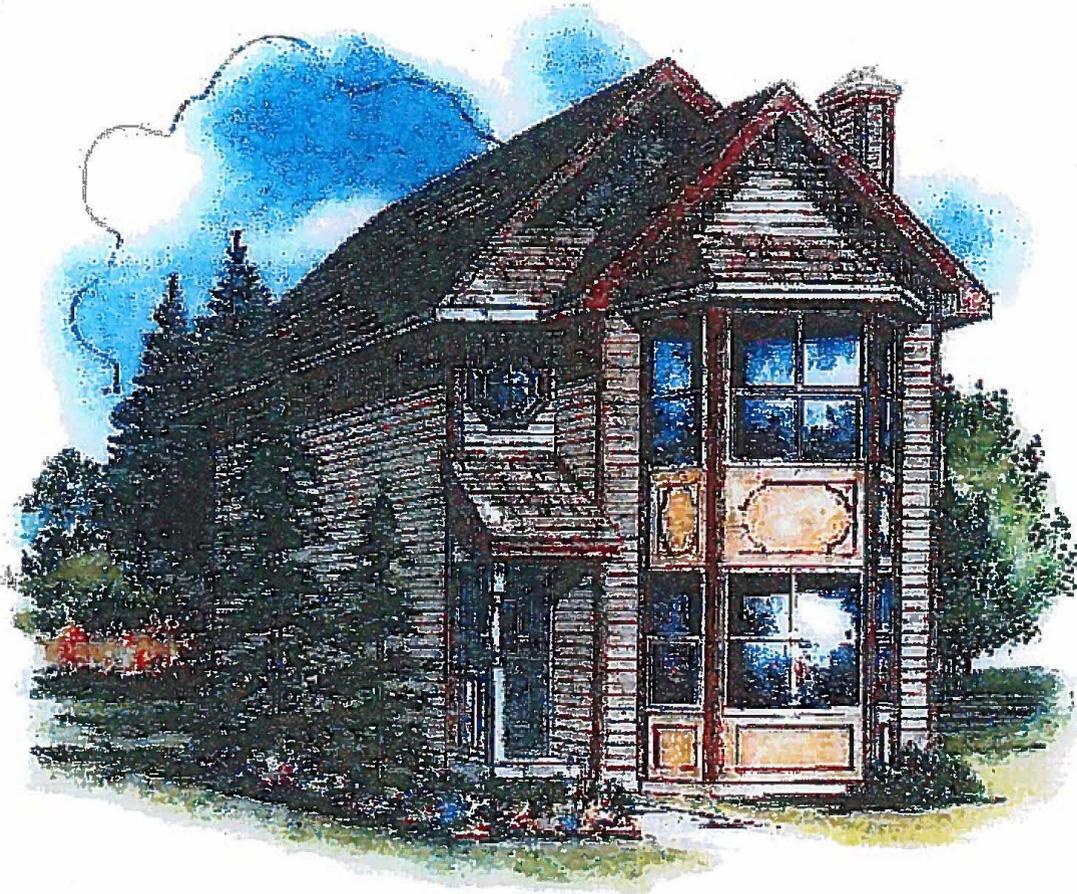
Signature of Applicant: George E. Butler
SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent X

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

* TAX PARCEL No. 18 159 05 020





MIRROR IMAGE OF PROPOSED FRONT ELEVATION
OF COTTAGE @ 2523 CLAIRMONT ROAD,
WHICH WILL BE REVERSED ON THE GROUND AS PER THE FOLLOWING:

