



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

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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.: CZ-18-1235133 **Agenda #:** N. 24

Location/Address: 1361 Stephens Road and 1098-1116 Briar Cove Circle **Commission District:** 02 **Super District:** 06

Parcel ID: 18-106-10-017,18-106-10-045,18-106-10-046,18-106-10-047,18-106-10-048,18-106-10-049,18-106-10-050,18-106-10-051,18-106-10-052,18-106-10-053,18-106-10-054,18-106-10-055,18-106-10-056,18-106-10-057,18-106-10-058,18-106-10-059,18-106-10-060,18-106-10-061,18-106-10-062,18-106-10-063

Request: A Major Modification to zoning conditions pursuant to CZ-061087 to amend the site plan of a townhome style building of a condominium subdivision.

Property Owner/Agent: Etian Varon/Carl Westmoreland

Applicant/Agent: Board of Commissioners

Acreage: 2.38

Existing Land Use: The development is under construction. The land has been cleared and townhomes have been framed for construction.

Surrounding Properties: To the north, south, and west: single family residential; to the east and across Briarcliff Road mix of single family and multi-family residential.

Adjacent Zoning: **North:** R-85 **South:** R-85 **East:** MR-1 **West:** R-85

☒ **Consistent** ☐ **Inconsistent**

Comprehensive Plan:

Proposed Density: 7.98 d.u./acre	Existing Density:
Proposed Units/Square Ft.: 19 dwelling units	Existing Units/Square Feet: Proposed units are under construction
Proposed Lot Coverage: 38% impervious	Existing Lot Coverage: Under construction as proposed.



DeKalb County
GEORGIA

404.371.2155 (o)
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DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: CZ-06-1087

APPLICANT NAME: DeKalb County Board of Commissioners

Daytime Phone# (404) 371-4182 Fax #: 404-371-4556 E-mail: meisenberg@dekalbcountyga.gov

Mailing Address: 330 West Ponce de Leon Ave, suite 300, Decatur, GA 30030

OWNER NAME: Alexander Quarters LLC. (If more than one owner, attach contact information for each owner)

Daytime Phone#: _____ Fax #: _____ E-mail: _____

Mailing Address: P.O. Box 1794 Dacula, GA, 30019

SUBJECT PROPERTY ADDRESS OR LOCATION: 1361 Stephens Dr
Atlanta, DeKalb County, GA, 30329

District(s): 18 Land Lot(s): 106 Block(s): 10 Parcel(s): 017

Acreage or Square Feet: 2.38 acres Commission District(s): 2 Existing Zoning: RSM

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

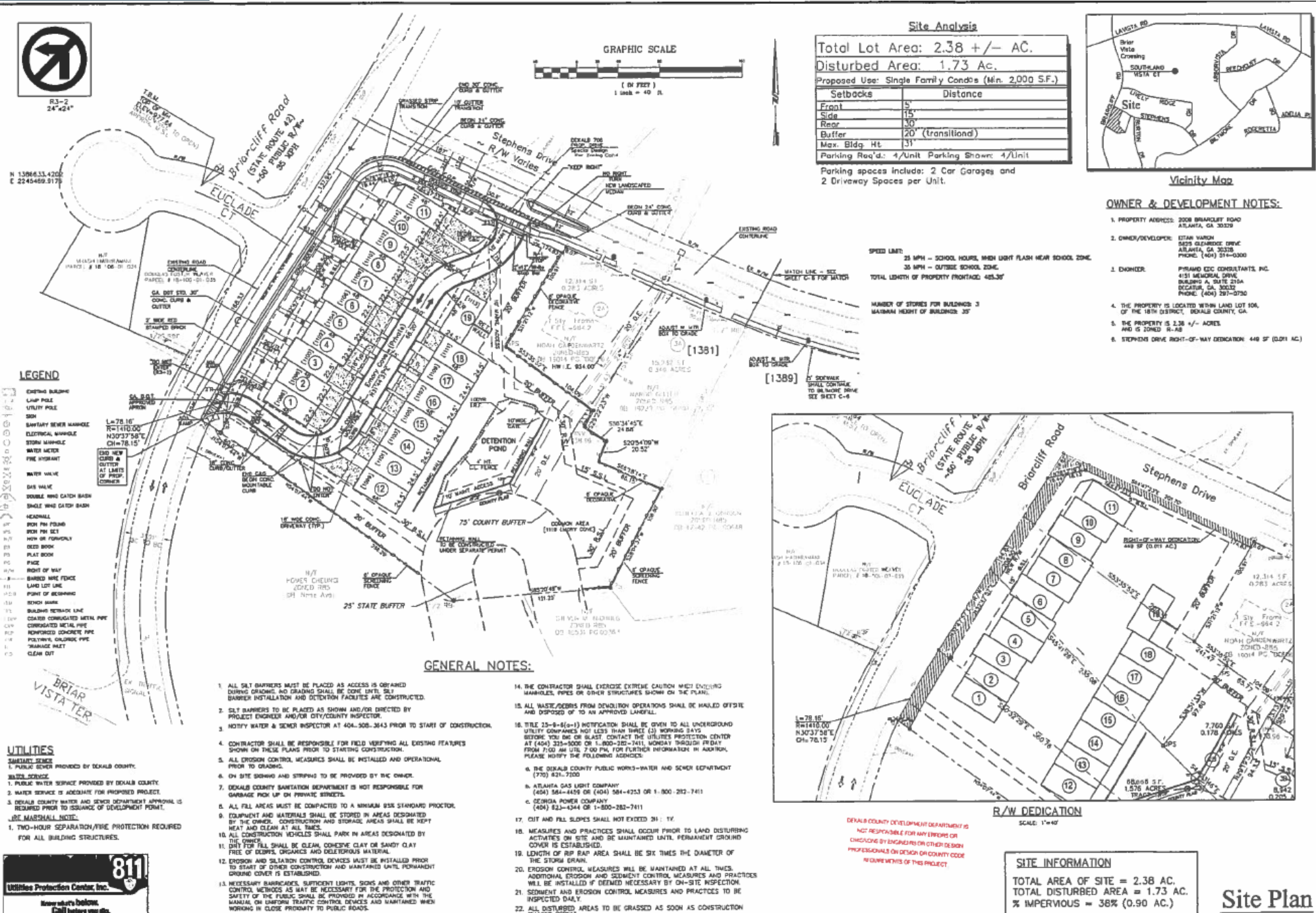
Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

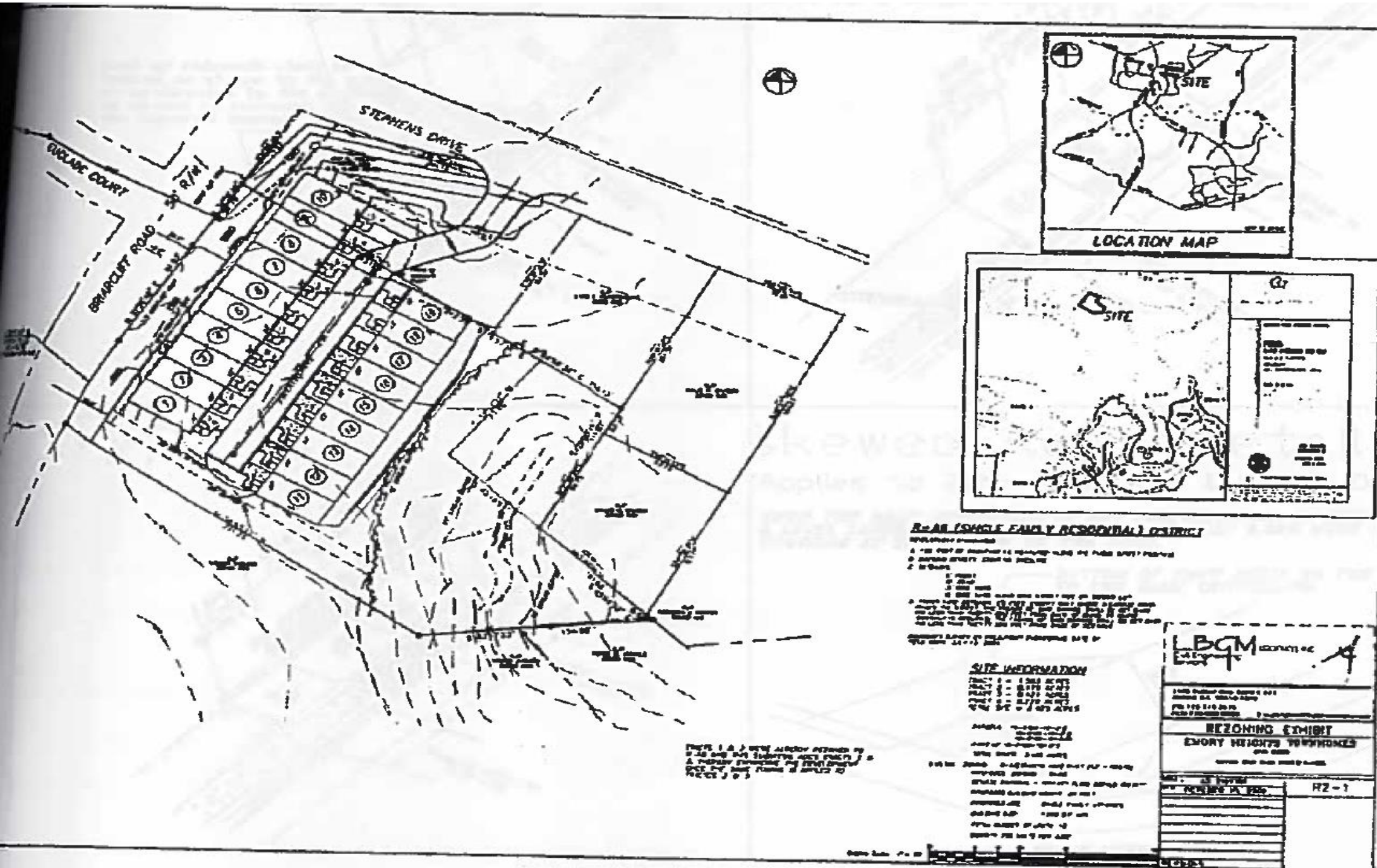
Yes ☒ No ☐ If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

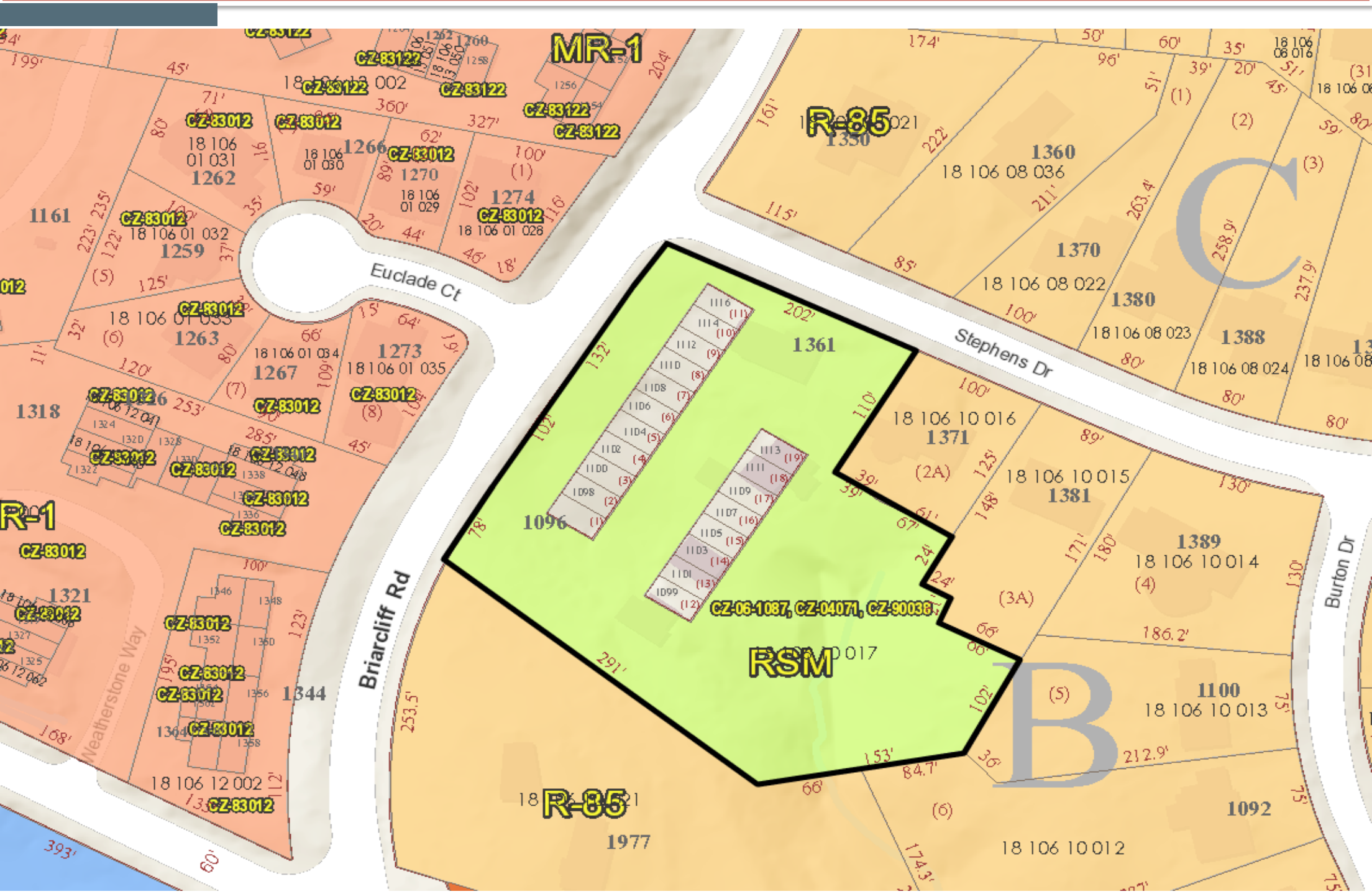
Owner: _____ Agent: _____
(Check One)

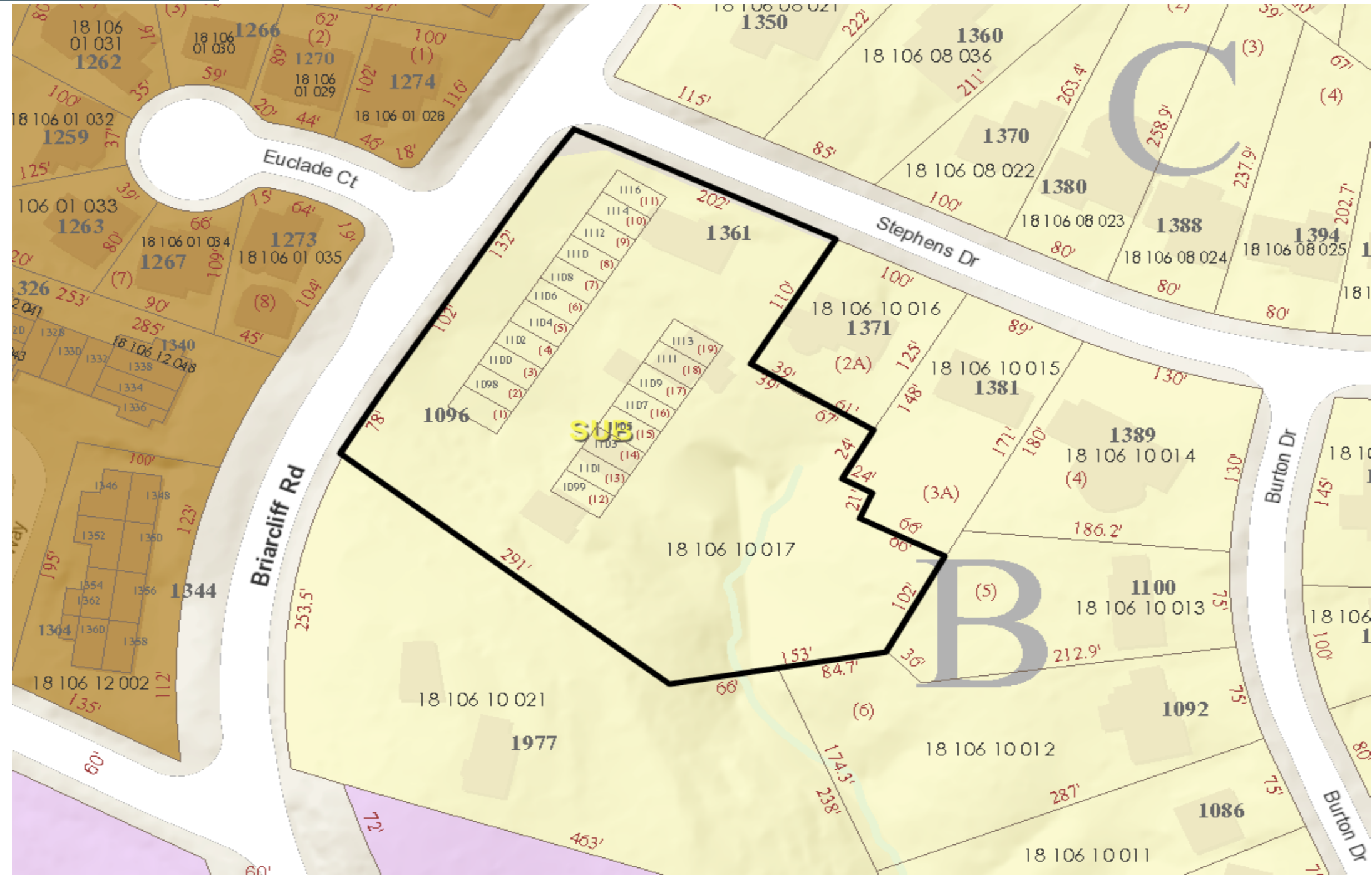
Signature of Applicant: Marian Eisenberg, Zoning Admin.

Printed Name of Applicant: Marian Eisenberg Major Modification Application









N. 24

CZ-18-1235133

Aerial

