



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

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

**STAFF ANALYSIS**

**Case No.:** 2018-2444/ Z-18-1235083      **Agenda #:** N.7

**Location/Address:** The southeast corner of White Oak Way and Alston Drive at 3087 Alston Drive, Decatur, Georgia.      **Commission District:** 3      **Super District:** 7

**Parcel ID:** 15-183-19-011

**Request:** To rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop two (2) single-family residences on the site.

**Property Owners:** George & Margaret Toth

**Applicant/Agent:** Sarah Toth

**Acreage:** 0.382 Acres

**Existing Land Use:** Single-Family Residence

**Surrounding Properties:** Single-Family detached residences

**Adjacent & Surrounding Zoning:** North, South, East & West: R-75 (Residential Medium Lot) District

**Comprehensive Plan:** Traditional Neighborhood      Consistent X

<b>Proposed Units:</b> 2 Single-Family Detached Residences	<b>Existing:</b> 1 Single Family Detached Residence
<b>Proposed Lot Coverage:</b> < 35% Per Lot	<b>Existing Lot Coverage:</b> N/A

DEPARTMENT OF PLANNING & SUSTAINABILITY

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



Date Received: \_\_\_\_\_ Application No: 2-18-1235083

By \_\_\_\_\_

Applicant Name: George & MARGARET Toth <sup>Sarah</sup>

Applicant E-Mail Address: tothgama@gmail.com <sup>smtoth2@hotmail.com</sup>

Applicant Mailing Address: 11 ALE House Retreat 3087 Alston DR  
SAVANNAH, GA 31411 Decatur, GA 30030

Applicant Daytime Phone: 912-598-4260 Fax: \_\_\_\_\_  
(678) 557-0573

Owner Name: George Toth & MARGARET Toth  
If more than one owner, attach list of owners.

Owner Mailing Address: 11 ALE House Retreat, SAVANNAH, GA 31411

Owner Daytime Phone: 912-598-4260

Address of Subject Property: 3087 ALSTON Drive  
DECATUR, GA 30032

Parcel ID#: 15-183-19-011

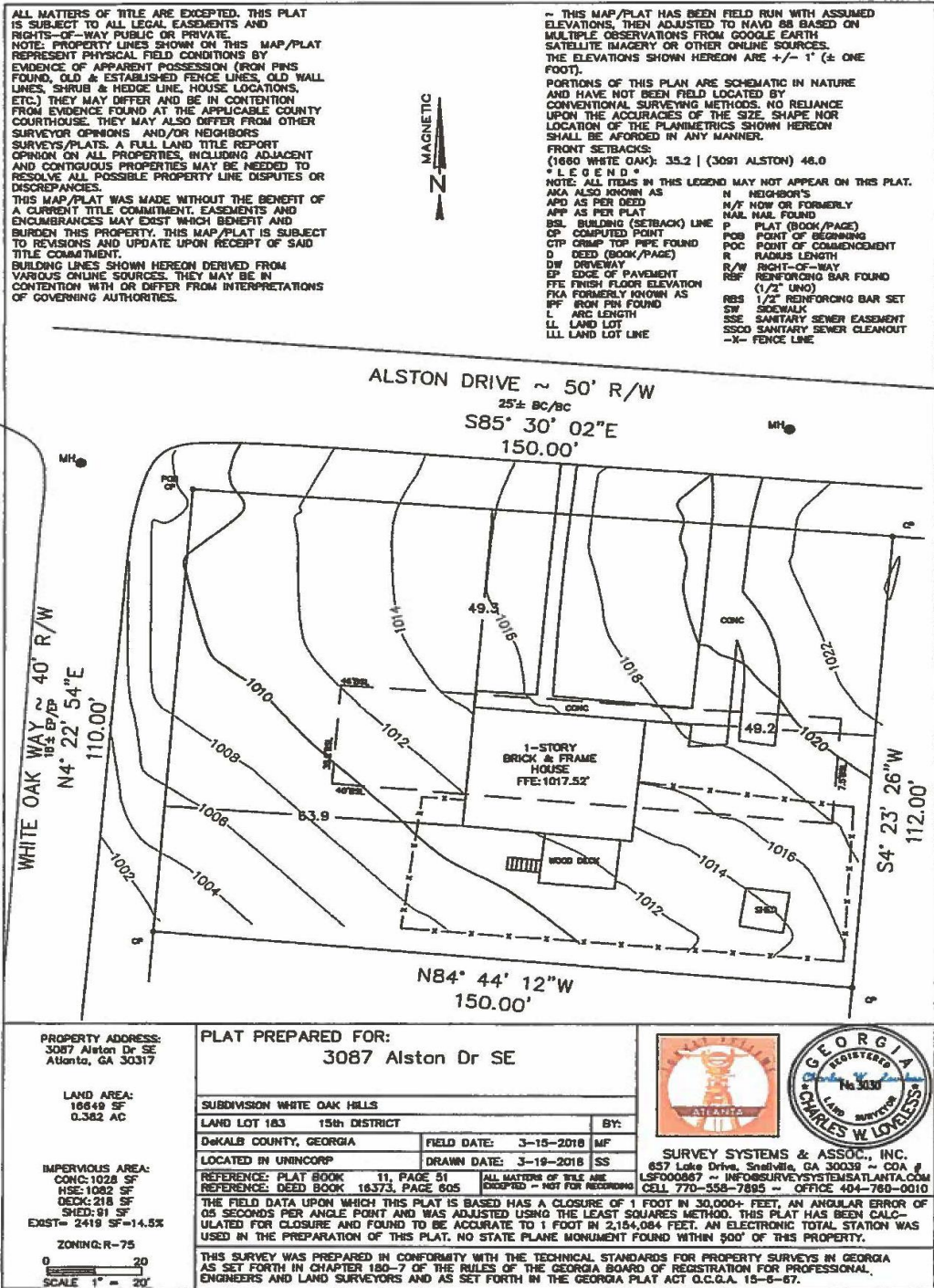
Acreage: 4 Commission District: #3:7

Present Zoning District(s): R 75 - SF RES DIST

Proposed Zoning District: R-60 - SF RES DIST

Present Land Use Designation: SF Residential

Proposed Land Use Designation (if applicable): 2-SF Residential



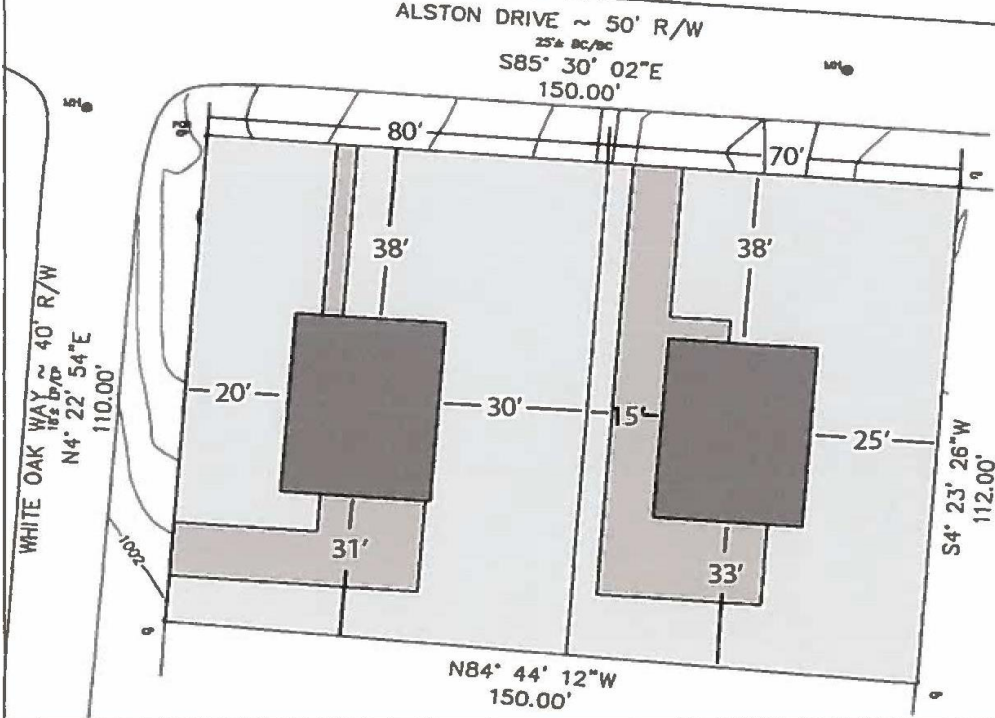
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHEDS & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES. THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT. BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONFLICT WITH OR DIFFER FROM INTERPRETATIONS OF DOMINANT AUTHORITIES.



THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO HAVE BE BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLUMBERIES SHOWN HEREON SHALL BE AVOIDED IN ANY MANNER.

- FRONT SETBACK: (1680 WHITE OAK) 33.2 | (3081 ALSTON) 46.0  
 \* L E O E N D \*  
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
 AKA ALSO KNOWN AS N NEIGHBOR'S  
 APD AS FOR DEED N/F NOW OR FORMERLY  
 APP AS FOR PLAT NAL NAL FOUND  
 BSL BUILDING (SETBACK) LINE P PLAT (BOOK/PAGE)  
 CP COMPUTED POINT PFB POINT OF BEGINNING  
 CTP CURB TOP PIPE FOUND POC POINT OF COMMENCEMENT  
 D DEED (BOOK/PAGE) R RADIUS LENGTH  
 DW DRIVEWAY R/W RIGHT-OF-WAY  
 EP EDGE OF PAVEMENT RFB REINFORCING BAR FOUND  
 FFE FRESH FLOOR ELEVATION (1/2" LINE)  
 FKA FORMERLY KNOWN AS RES 1/2" REINFORCING BAR SET  
 FP IRON PIN FOUND SW SIDEWALK  
 L ARC LENGTH SSE SANITARY SEWER EASEMENT  
 LL LAND LOT SSO SANITARY SEWER CLEAROUT  
 LLL LAND LOT LINE -X- FENCE LINE



PROPERTY ADDRESS:  
3087 Alston Dr SE  
Atlanta, GA 30337

LAND AREA:  
18848 SF  
0.382 AC

IMPORVABLE AREA:  
CONC: 1028 SF  
HSE: 1062 SF  
DECK: 218 SF  
SHED: 81 SF  
DIST: 2418 SF - 14.5X

ZONING: R-75

PLAT PREPARED FOR:  
3087 Alston Dr SE

SUBDIVISION WHITE OAK HILLS

LAND LOT 183 13th DISTRICT BY:

DEKALB COUNTY, GEORGIA FIELD DATE: 3-15-2018 MF

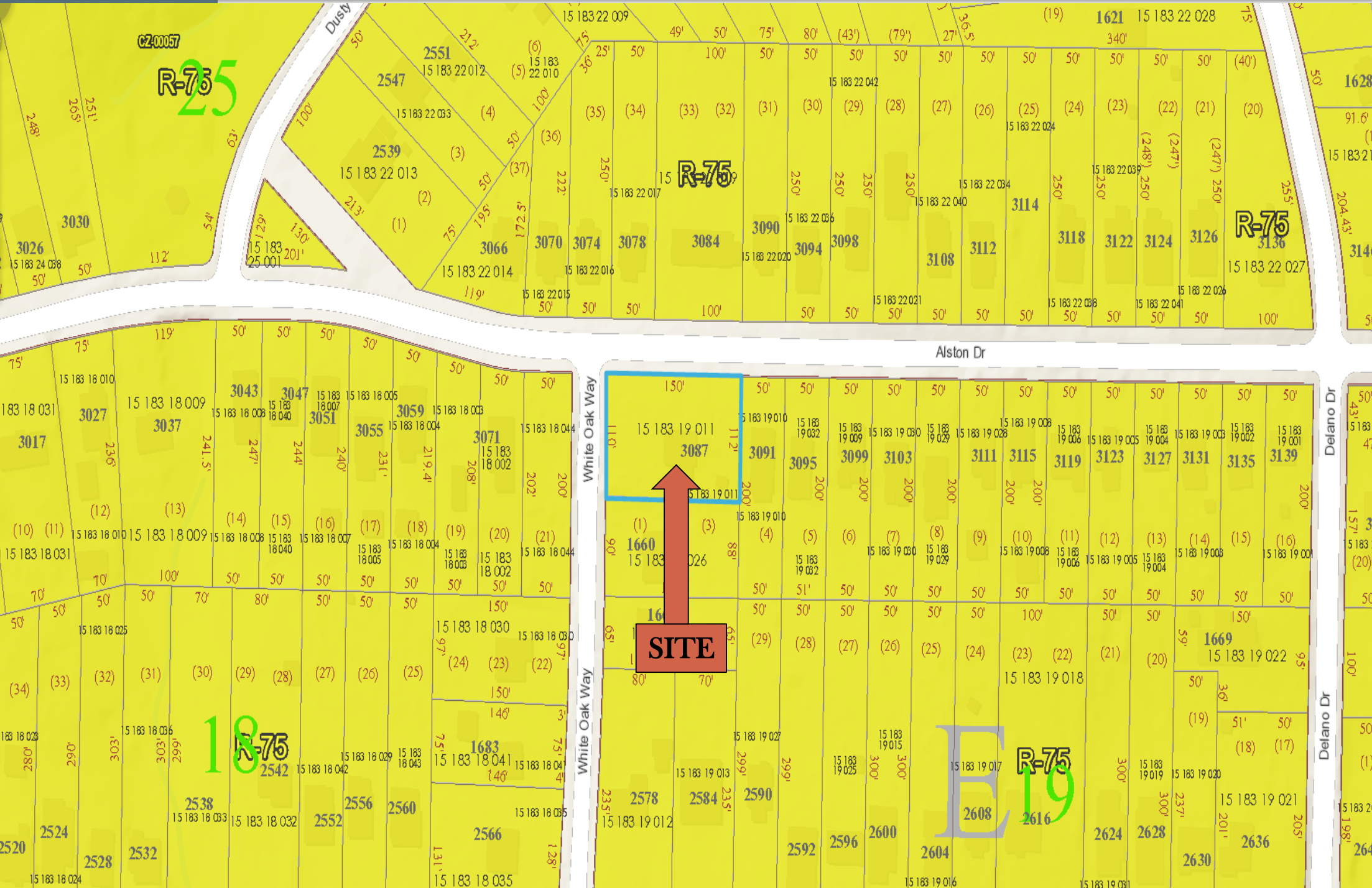
LOCATED IN URINCORP DRAWN DATE: 3-18-2018 SS

REFERENCE: PLAT BOOK 11, PAGE 51 [ALL MATTERS OF TITLE ARE  
 REFERENCE: DEED BOOK 18373, PAGE 605 ENCLOSED - NOT FOR RECORDING]

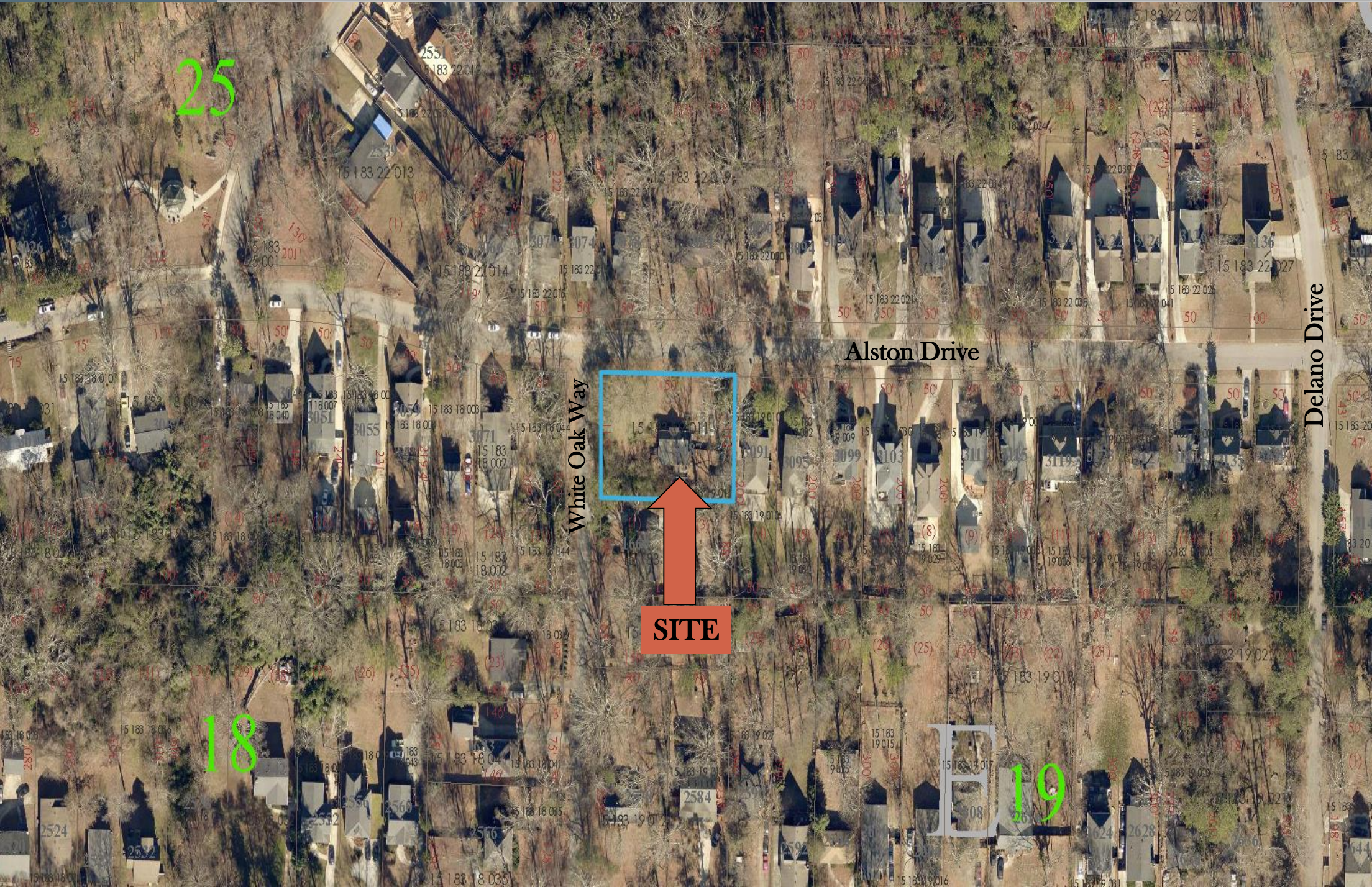
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 2,154,004 FEET, AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLAIN MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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. 15-4-67.

SURVEY SYSTEMS & ASSOC., INC.  
 637 Lake Drive, Smyrna, GA 30089 - OGA # LSF000887 - INFO@SURVEYSYSTEMSATLANTA.COM  
 CELL 770-558-7883 - OFFICE 404-760-0010







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**SITE**

White Oak Way

Alston Drive

Delano Drive

