



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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Planning Commission Hearing Date: July 9, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: July 23, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-19-1243243 **Agenda #:** N. 2

Location/Address: 1357 Diamond Avenue **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-143-10-001

Request: Rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to allow the property to be split into two lots.

Property Owner(s): Hunter Carson

Applicant/Agent: Hunter Carson

Acreage: .29 acres (12,759 square feet)

Existing Land Use: Single-Family Residential

Surrounding Properties: To the north, northeast, east, southeast, south, southwest, west, and northwest: single-family residential.

Adjacent Zoning: **North:** R-75 **South:** R-75 **East:** R-75 **West:** R-75 **Northeast:** R-75 **Northwest:** R-75
Southeast: R-75 **Southwest:** R-75

Comprehensive Plan: TN (Traditional Neighborhood) **Consistent** **Inconsistent**

Proposed Density: 6.89 units per acre	Existing Density: 3.44 units per acre
Proposed Units: two lots suitable for two single-family units	Existing Units: One
Proposed Lot Coverage: building footprint not known at this time.	Existing Lot Coverage: (estimated) 10%



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

RECEIVED
APR 10 2019
BY:

Date Received: _____ Application No: Z-19-1243243

Applicant Name: Hunter Carson

E-Mail Address: hunterbcarson@gmail.com

Applicant Mailing Address: 1357 Diamond Ave Atlanta, GA 30316

Applicant Phone: 706-847-7662 Fax: _____

Owner(s) Name: Hunter Carson

If more than one owner, attach as Exhibit 'A'

Owners Mailing Address: 1357 Diamond Ave Atlanta, GA 30316

Owners Daytime Phone: 706-847-7662

Address of Subject Property: 1357

Parcel ID# 15-143-10-001

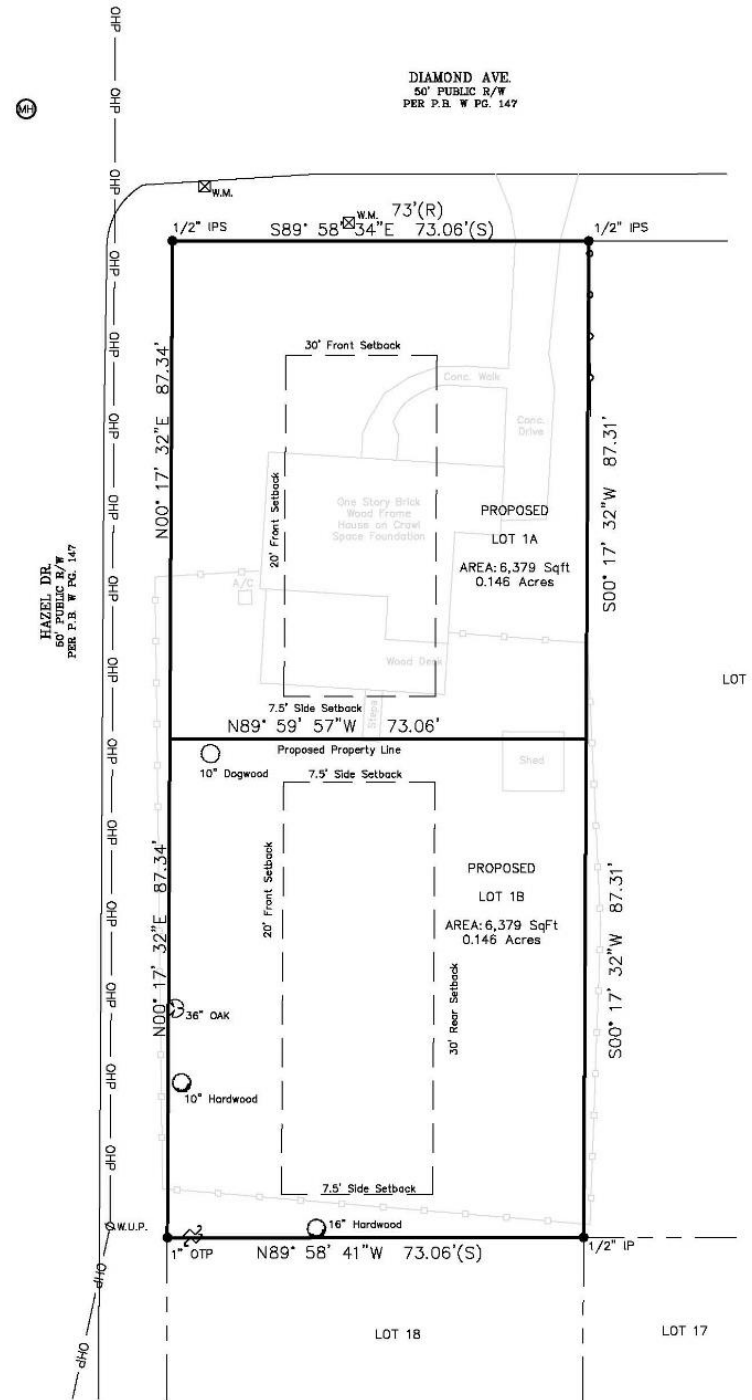
Acreages .3 Commission District 3

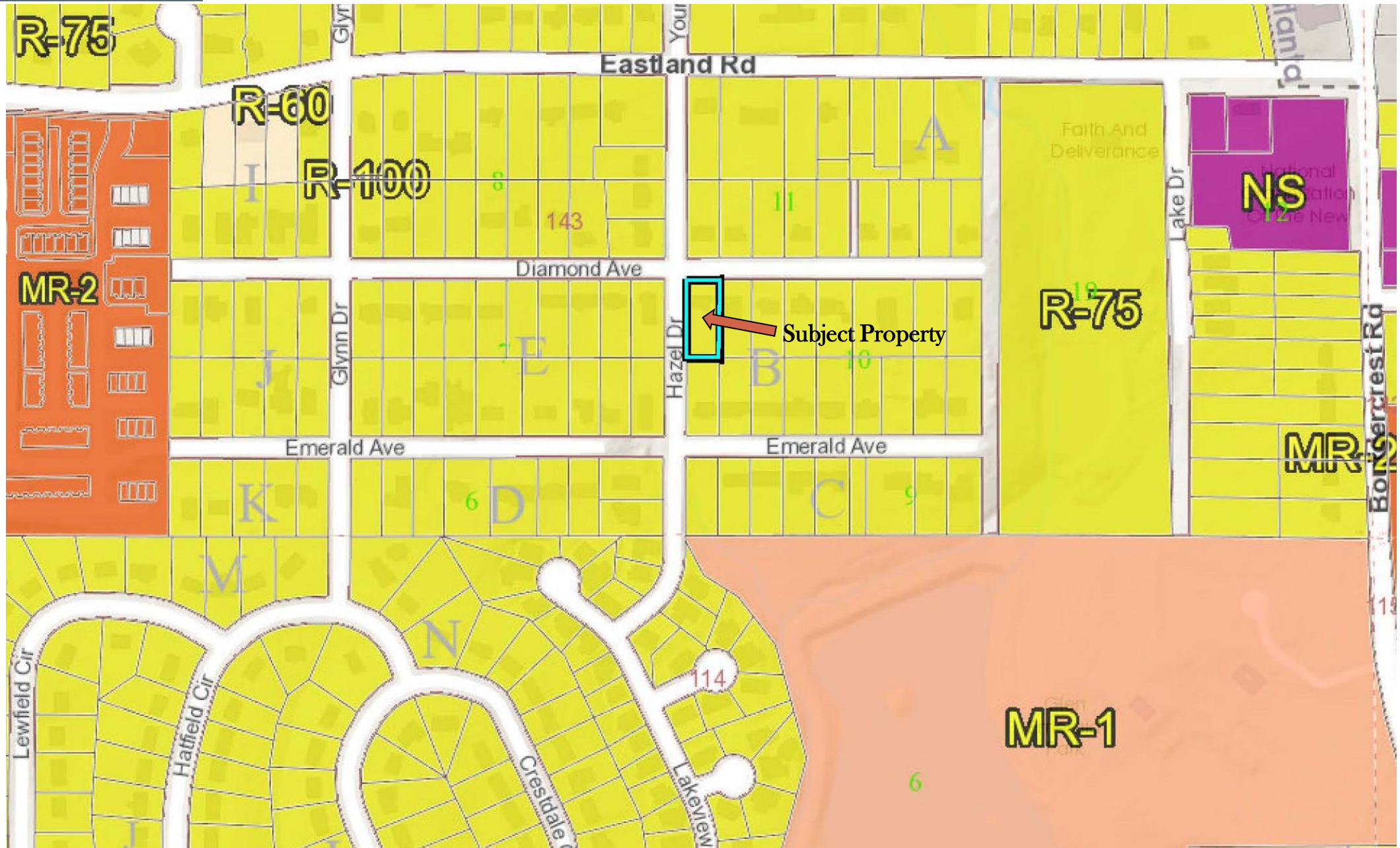
Present Zoning District R-75 Proposed Zoning District R-60

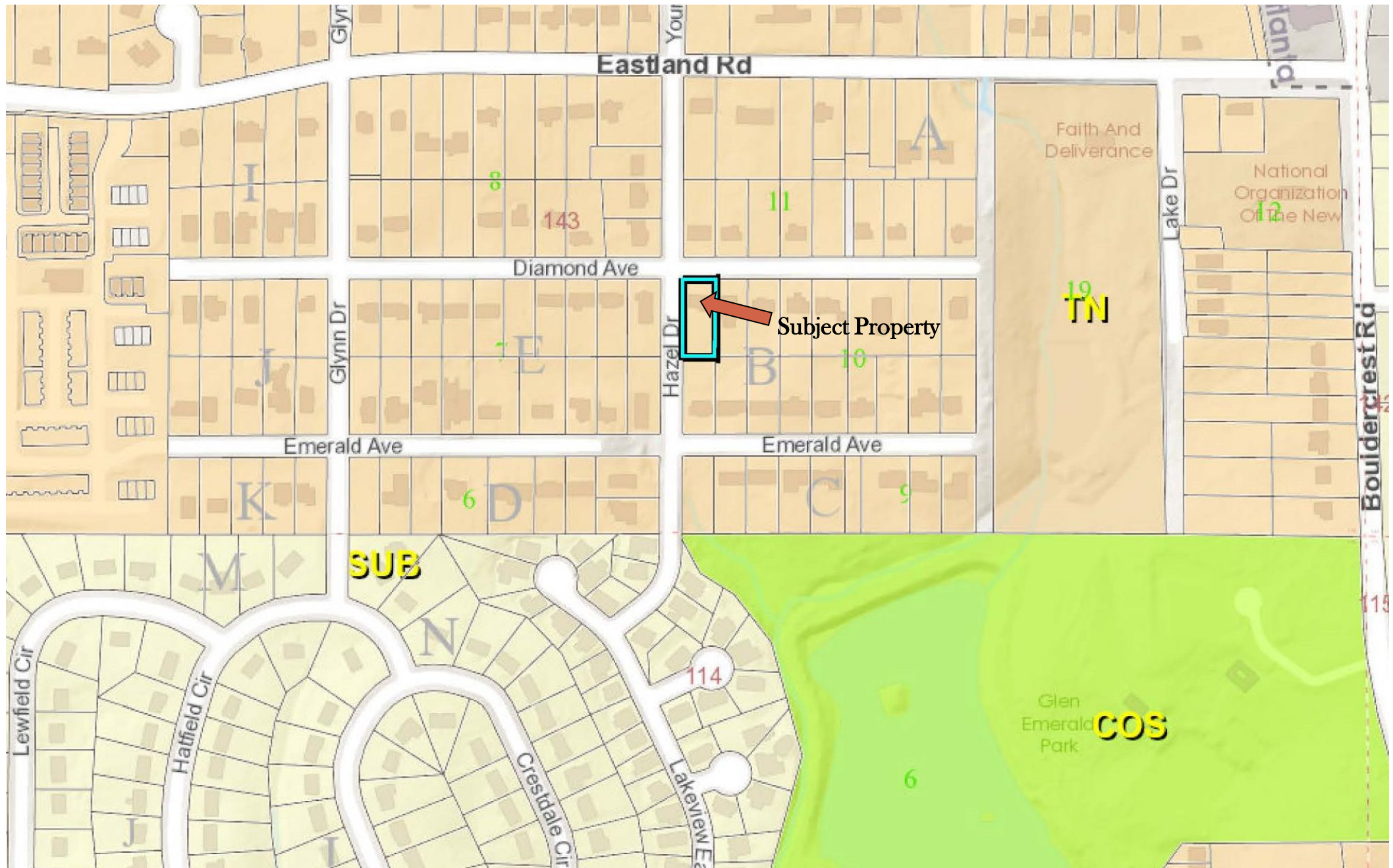
Present Land Use Designation: SFR House

Proposed Land Use Designation: Rezone to split lot

(For Office Use)
Z/CZ NO _____
Filing Fee _____











(left) view from west



(right) view from north