



Michael L. Thurmond  
Chief Executive Officer

# DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability  
330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030



Wednesday, July 10, 2019 at 1:00 PM

Planning Department Staff Analysis

**D.2 Case No: A-19-1243277**

**Parcel ID(s): 18-046-01-145**

**Commission District: 04 Super District 06**

**Applicant:** Michael Bell  
4151 Memorial Drive  
Decatur, GA 30032

**Owner:** Kazi Ahmed  
4223 Covington Highway  
Decatur, GA 30035

**Project Name:** 612 Warren Ave

**Location:** The property is located on the northwest corner of Hill Boulevard and Warren Avenue, at 612 Warren Avenue, Scottdale, Georgia 30079.

**REQUEST:** Variance from Section 27-30.3.12 of the DeKalb County Zoning Ordinance to waive the landscape and sidewalk requirements specific to the Scottdale Overlay District.

**Staff Recommendation:** **“Approval” based on the revised site plan received on June 17, 2019 and dated June 14, 2019.**

**STAFF FINDINGS:**

**Table 1: Surround Zoning and Land Use**

	<b>Adjacent Zoning</b>	<b>Adjacent Land Use</b>
North	R-75 and the Scottdale Overlay District	Detached single family homes
East	R-75 and the Scottdale Overlay District	Detached single family homes
South	R-75 and the Scottdale Overlay District	Detached single family homes
West	R-75 and the Scottdale Overlay District	Detached single family homes
Northeast	R-75 and the Scottdale Overlay District	Detached single family homes
Northwest	R-75 and the Scottdale Overlay District	Detached single family homes
Southeast	R-75 and the Scottdale Overlay District	Detached single family homes
Southwest	R-75 and the Scottdale Overlay District	Detached single family homes
Street Type	Local Street	

**Site Location:** The property is located on the northwest corner of Hill Boulevard and Warren Avenue, at 612 Warren Avenue, Scottdale, Georgia 30079. The site is located in Tier 2 of the Scottdale Overlay, zoned R-75, and is surrounded by R-75 zoned property to the north, east, west and south. The subject property fronts Hill Boulevard and Warren Avenue which are both classified as local streets.

**Variance request:** Variance from Section 27-30.3.12 of the DeKalb County Zoning Ordinance to waive the landscape and sidewalk requirements specific to the Scottdale Overlay District, relating to the R-75 zoning district and the Scottdale Overlay District

**Variance Analysis:** Based on the survey, the site has approximately 128.00 feet of street frontage along Hill Boulevard and 57.33 feet to street frontage along Warren Avenue. The site has approximately 7,153 square feet of lot area. The site is part of Tier 2 of the Scottdale Overlay District. The Scottdale Overlay District requires 50 feet of frontage and a minimum lot area of 5,000 square feet. The site exceed the minimum standards of the Scottdale Overlay.

Based on the County records, the property was platted as Block 3, Lot 30 of the Eskimo Heights Subdivision. The site is currently undeveloped, and no variances granted for this site.

Based on the submitted material, the applicant is proposing to construct a 2-story detached single family home with vehicular access only from Warren Avenue.

The applicant has requested to waive all sidewalk and landscape requirements along both street frontages. Per Section 3.36.12. (A) (1) of the Scottdale Overlay Sidewalk requirements. *There shall be a public sidewalk constructed along all public street frontages contiguous to all properties within all tiers of the Scottdale Overlay District. New sidewalks shall match the predominant pattern of existing sidewalks on contiguous properties. If there is no existing sidewalk contiguous to the property, sidewalks shall be located a minimum of four (4) feet from the curb. In places where sidewalks are not present, new sidewalks shall be established. If matching predominant pattern of existing sidewalks on contiguous properties causes the area between the sidewalk and the curb to be less than four (4) feet in width, the street trees shall be planted between the sidewalk and the structure. For properties where there are over head utility lines, the director of planning or their designee may authorize exceptions to allow for a landscape plan that will not interfere with such utilities. All such conditions will be subject to review and approval by the director of planning or their designee in addition to the DeKalb County Arborist.* This request was deferred from the June 12, 2019 Zoning Board of Appeals meeting and was require to resubmit a new site plan showing a layout of the proposed sidewalk and landscape.

On June 17, 2019, the applicant resubmitted a revised site plan that shows a 5-foot sidewalk from the property line as well as a 2-foot grass strip between the curb and the sidewalk along Warren Ave and Hill Boulevard. In addition, the applicant has included an ADA access ramp on the southeast corner of the lot and has plans to preserve the two oaks trees facing Hill Boulevard. Based on the revised site plan, it appears that the applicant has satisfied and addressed all concerns per the Zoning Board of Appeals.

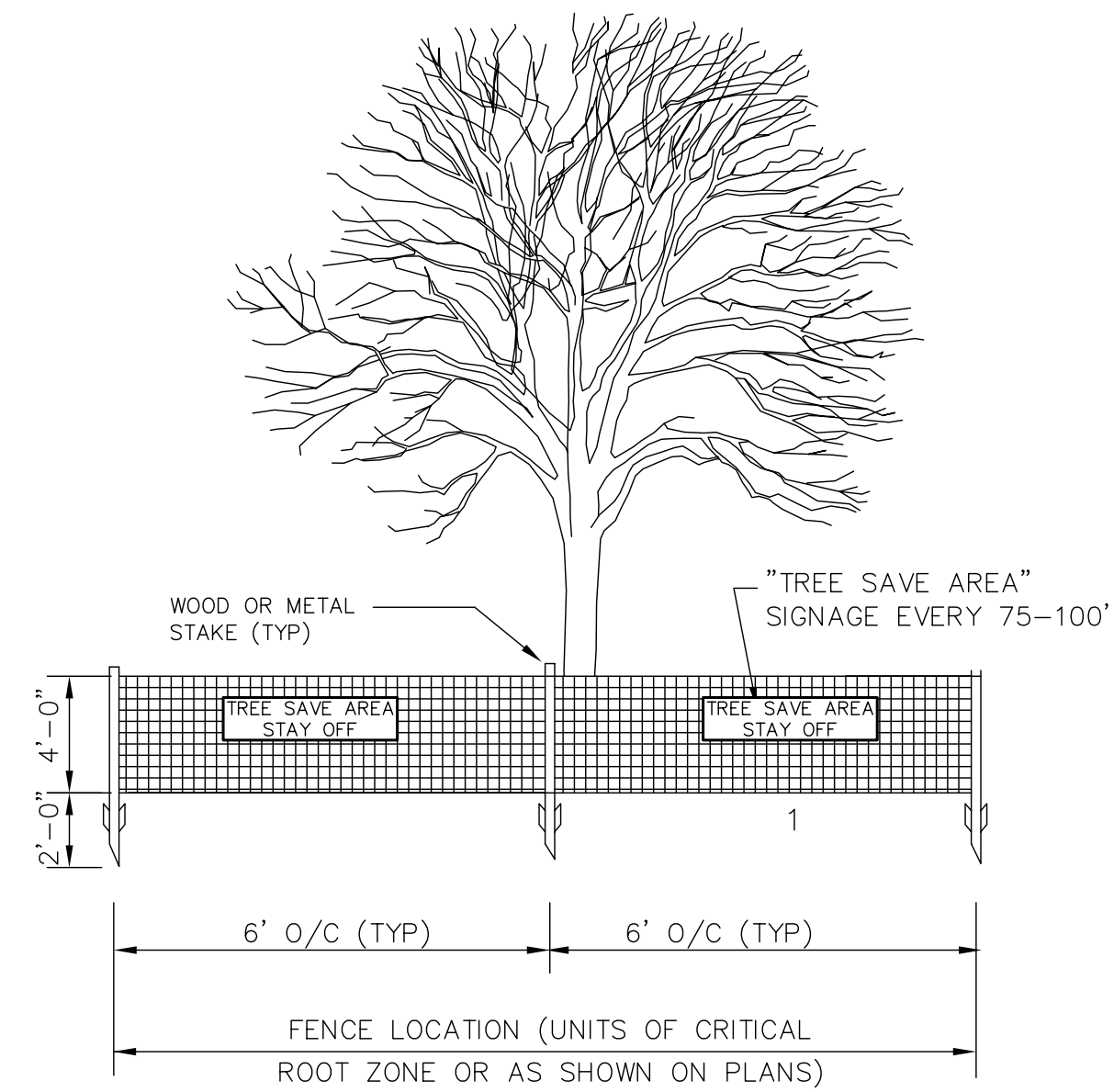
#### **FINAL STAFF ANALYSIS:**

Based on the revised site plan, the Department of Planning and Sustainability recommends that the application be “approved” based on the revised site plan received on June 17, 2019 and dated June 14, 2019.

**STAFF RECOMMENDATION: “Approved”.**

**LEGEND**

- LAMP POLE
- UTILITY POLE
- OVERHEAD POWER LINE (OHP)
- SIGN
- SANITARY SEWER MANHOLE
- ELECTRICAL MANHOLE
- STORM MANHOLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- DIRECTION OF DRAINAGE
- IRON PIN FOUND
- IRON PIN SET
- NOW OR FORMERLY
- DEED BOOK
- PLAT BOOK
- PAGE
- RIGHT OF WAY
- TREE PROTECTION FENCE



**TREE PROTECTION FENCING**

**GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES**

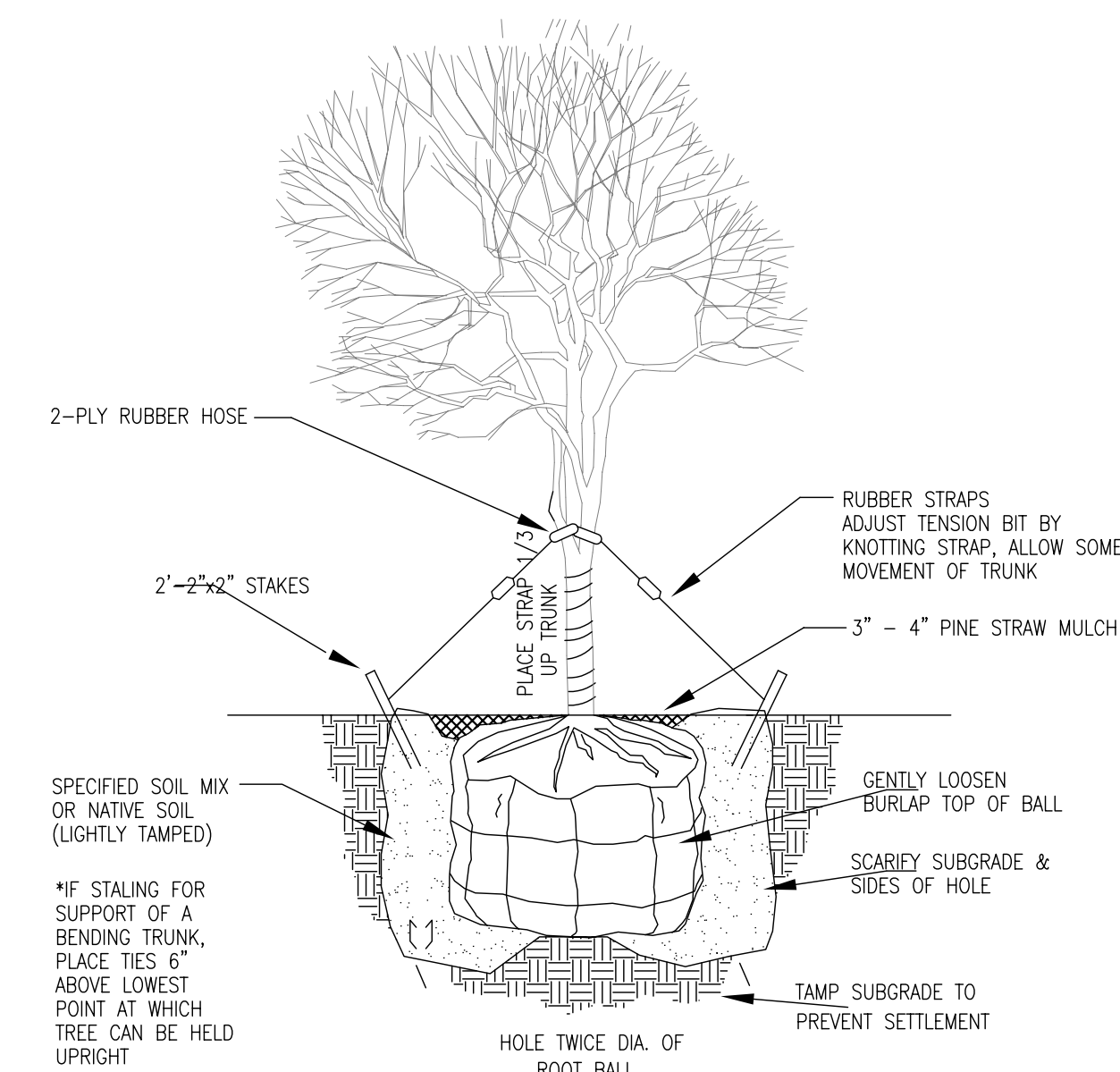
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds3	DISTURBED AREA STABILIZATION (w/PERMANENT SEEDING)		Ds3	Establishing permanent vegetative cover such as trees, shrubs, vines, sod, grasses or legumes on disturbed areas.
Sd1	SEDIMENT BARRIER		Sd1	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, gravel or a sediment fence. The barriers are usually temporary and inexpensive.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system, screening erosion from the concentrated runoff.

**SEEDING RATES FOR PERMANENT SEEDINGS**

SPECIES	Rate per 1000 sq. ft.	Rate per Acre <sup>1</sup>	Planting Dates <sup>2</sup>		
			Mts-L'stone	Piedmont	Coastal
Lespedeza (unscarified)	1.7 lb.	75 lbs.	1/1-12/31	1/1-12/31	1/1-12/31
Lovergrass (weeding)	4 lbs.	0.1 lb.	3/15-6/15	3/1-6/15	2/1-6/15
Bermuda (common)	0.2 lb.	10 lbs.		10/1-3/1	11/1-2/1
Lespedeza Sericea (unscarified)	1.7 lb.	75 lbs.	1/1-12/31	1/1-12/31	1/1-12/31
Tall Fescue	1.1 lb.	50 lbs.	3/1-4/15 8/1-11/1	8/15-11/1	
Switchgrass	0.9 lb.	40 lbs.	3/15-6/1	3/15-6/1	3/15-6/1

1. Unusual site conditions may require heavier seeding rates.  
2. Seeding dates may need to be altered to fit temperature variations and local conditions.

**Ds3 PERMANENT GRASSING**  
REFER TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS AND SPECIFICATIONS.

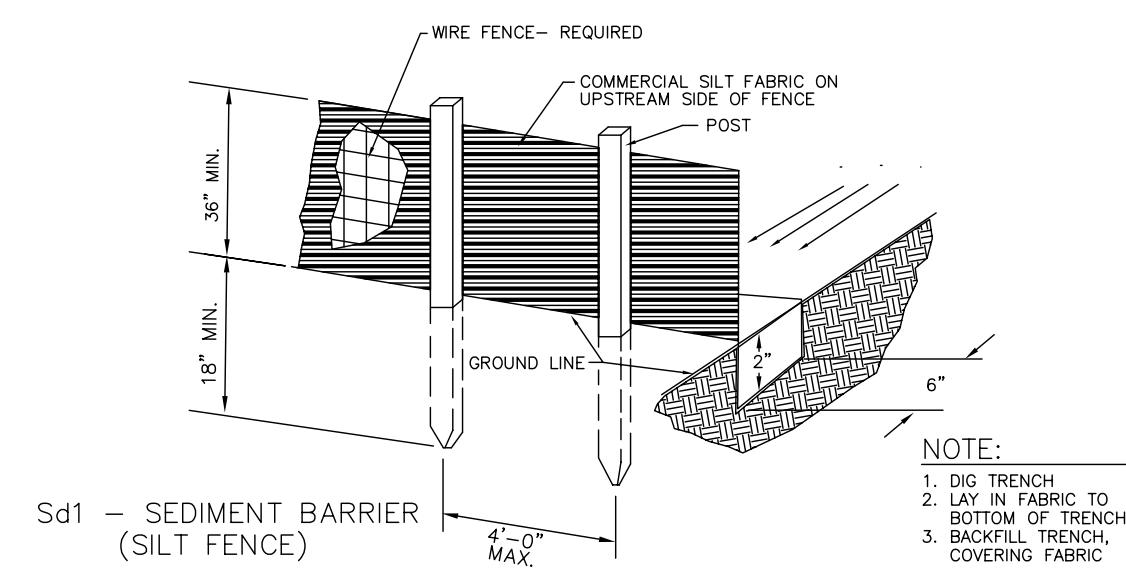


**TREE INSTALLATION DETAIL**

1. STABILIZED STONE PAD (MIN. THICKNESS = 6") w/ GEOTEXTILE UNDERLINER
2. STONE SIZE = N.S.A. R-2 (1.5"-3.5") COARSE AGGREGATE
3. PROVIDE PERIODIC TOP DRESSING WITH 2" STONE AS NECESSARY
4. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC OR PRIVATE ROADWAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON THE STONE PAD WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR BASIN.

**STONE PAD CONSTRUCTION EXIT**

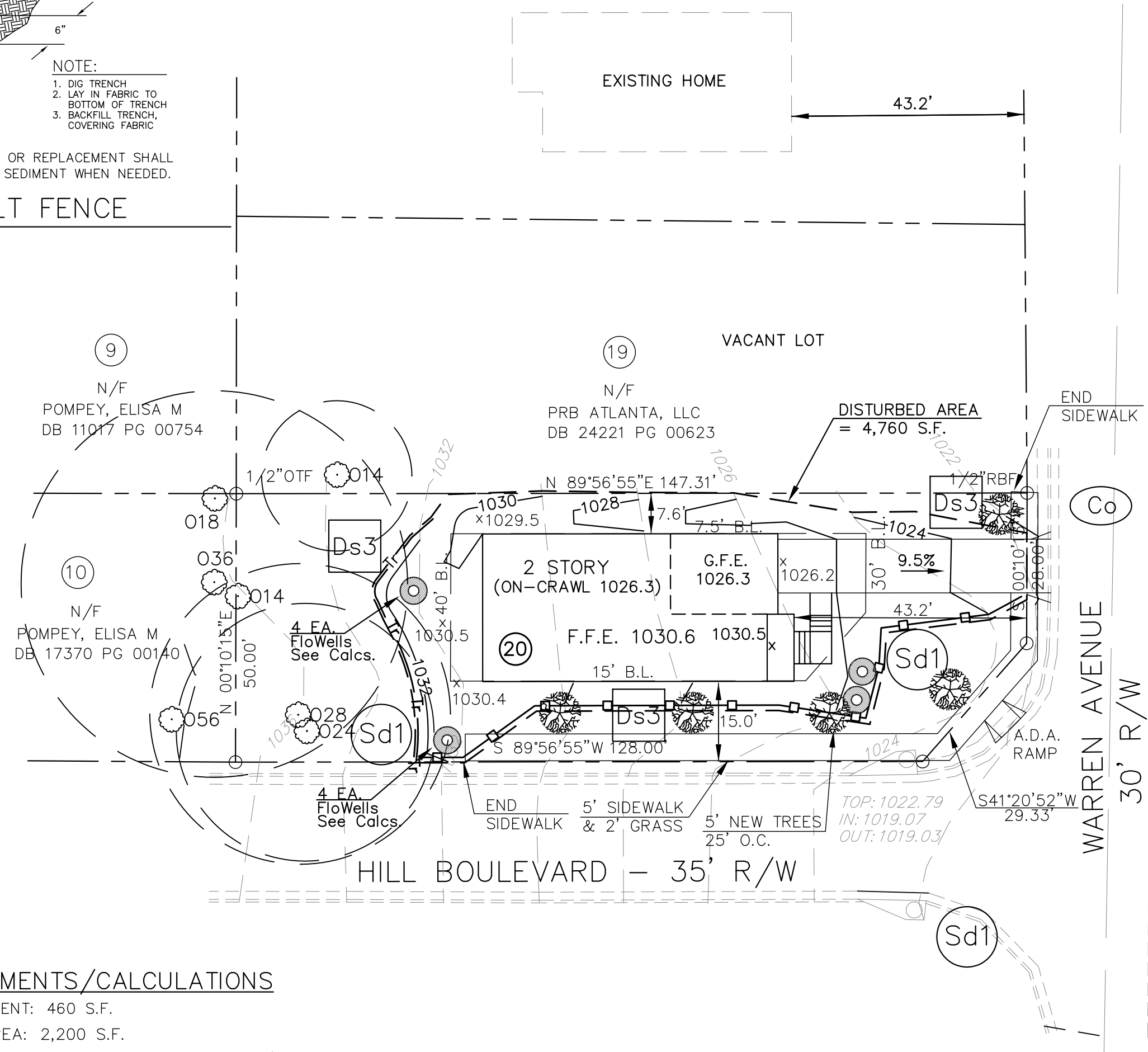
CONSTRUCTION EXITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OR UNTIL PAVING NECESSITATES REMOVAL. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO ROADWAY SHALL BE REMOVED IMMEDIATELY.



MAINTENANCE: FREQUENT INSPECTIONS ARE REQUIRED. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. CLEAN OUT TRAPPED SEDIMENT WHEN NEEDED.

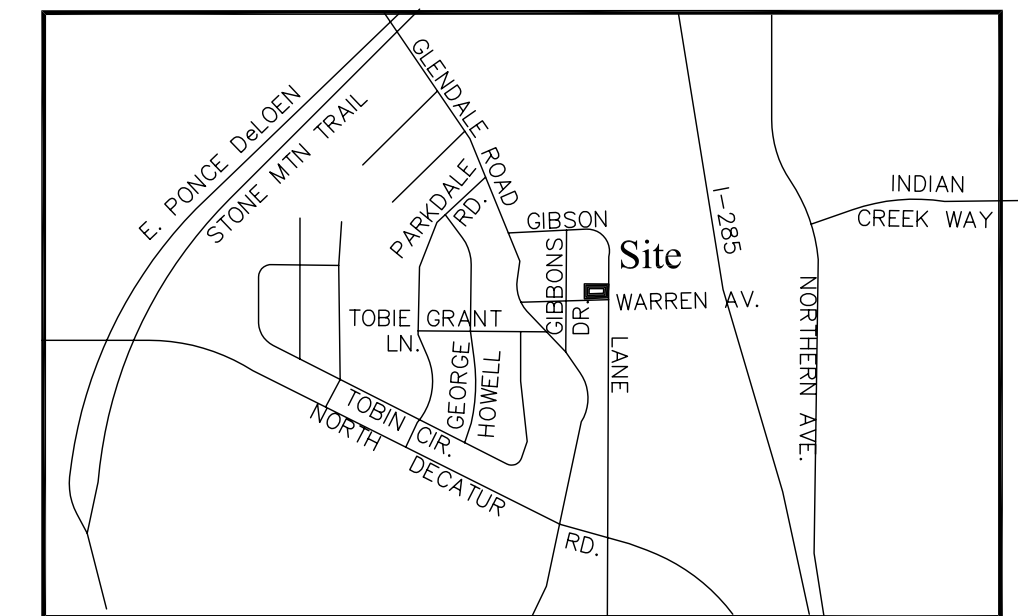
**Sd1 SEDIMENT BARRIER-SILT FENCE**

NOT TO SCALE



**IMPERVIOUS PERCENTAGE:**

\*3,219/6423 = 50%  
(STRUCTURE=2,200 S.F. & PAVEMENT=1019 S.F.) = 3,219 S.F.



**Vicinity Map**

**OWNER & DEVELOPMENT NOTES:**

1. PROPERTY LOCATION: 612 WARREN AVE. DECATUR, GEORGIA. LAND LOT 46, 18TH DISTRICT DEKALB COUNTY, GEORGIA. PARCEL ID. # 15-179-11-003. PRESENT ZONING: R-75.
2. OWNER/24 HR. CONTACT: -
3. ENGINEER/DESIGNER: PYRAMID EDC CONSULTANTS, INC. 4151 MEMORIAL DRIVE, SUITE 210A DECATUR, GA. 30032. PHONE: (404) 297-0750.
4. EXISTING SURVEY DATA FROM SURVEY BY: GARMON LAND SURVEYORS, FEB. 2018 FOR KAHZI AHMED.

**Dekalb County Environmental Notes:**

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.  
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.  
ALL LOTS/SITES WITH 2 FEET OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.  
ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.  
ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.  
ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.  
ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.  
A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

**WATER QUALITY REQUIREMENTS/CALCULATIONS**

NEW ROOF AREA: 1,550 S.F. PAVEMENT: 460 S.F.  
TOTAL NEW IMPERVIOUS SURFACE AREA: 2,200 S.F.  
2,010 x 1.2" (0.1) = 201.0 C.F. TREATMENT AREA REQ'D.  
WATER QUALITY DEVICES (4 EA. Flow-Wells) WILL BE UTILIZED TO SATISFY WATER QUALITY REQUIREMENTS.

**TREE PROTECTION NOTES:**

EXISTING TREES (2 EACH) TO REMAIN/PROTECTED: 28" OAK & 24" OAK.  
28" OAK CRZ IMPACTED: 205.64 S.F./2,463 = 8.3%  
24" OAK CRZ IMPACTED: 62.92 S.F./1,810 = 3.5%  
36" OAK CRZ (Off-Site) IMPACTED: 72.25 S.F./4,072 = 1.8%

**NDS Flo-Well Calculator**

Home Flo-well Calc

**Step 1:**  
Enter the Square Feet of Drainage Area 1: (Ex. Roof)   
Enter the Square Feet of Drainage Area 2: (Ex. Grass)

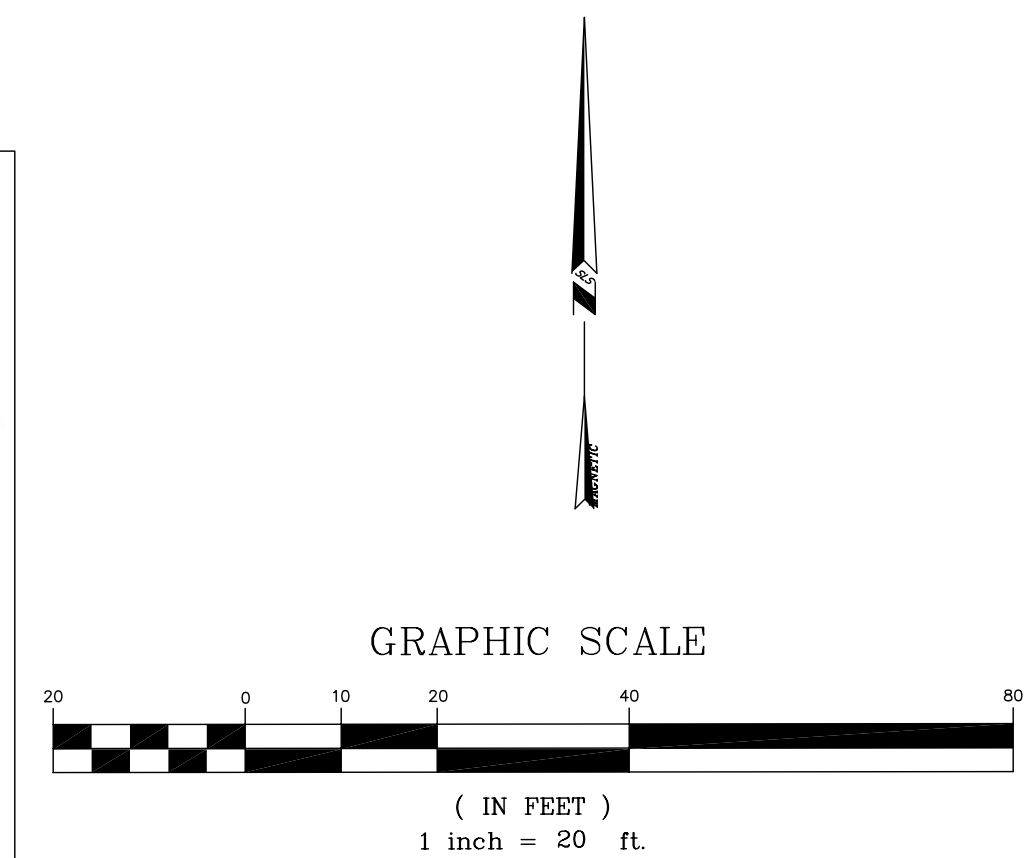
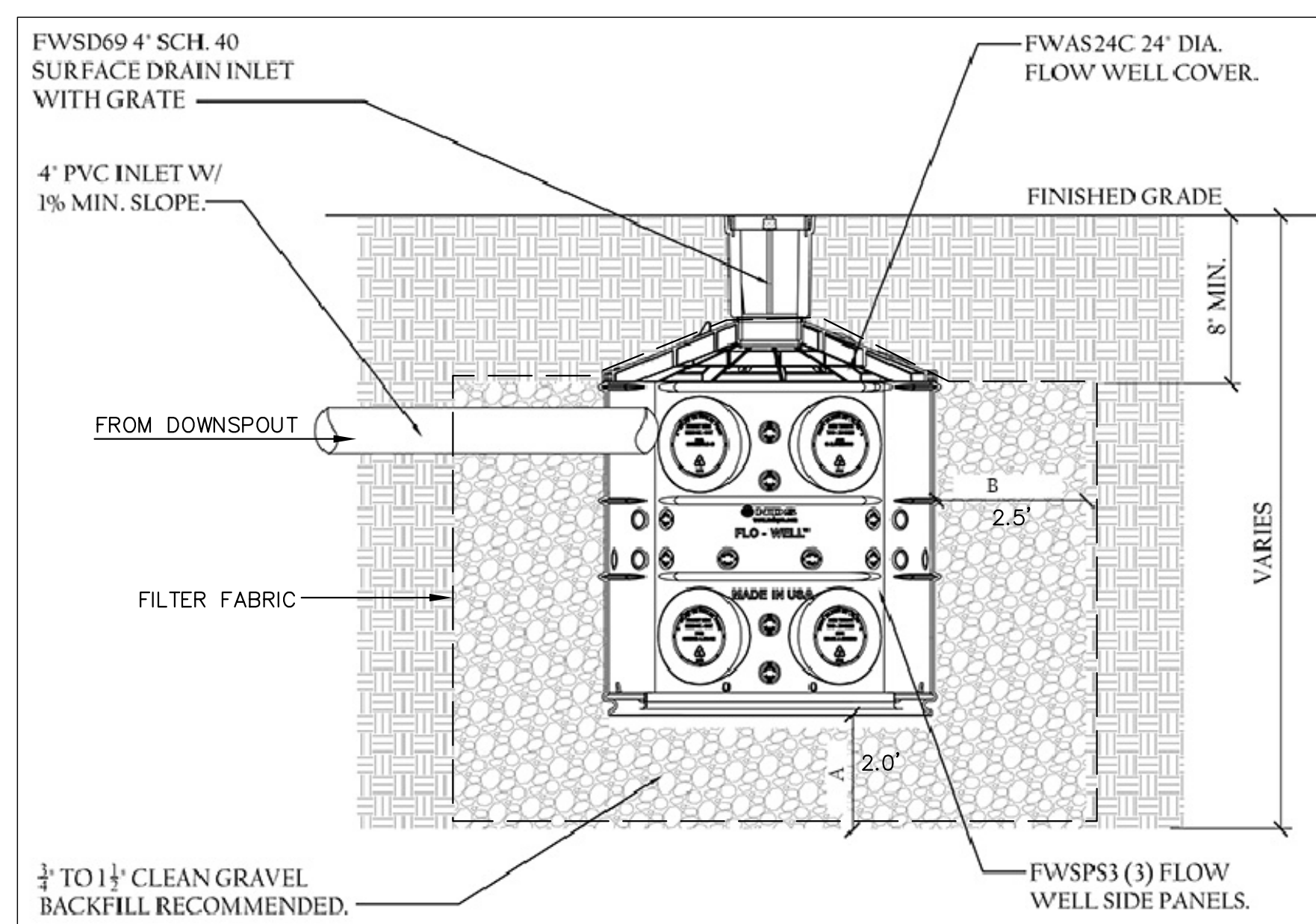
**Step 2:**  
Choose the Coefficient of Runoff for Area 1:   
Choose the Coefficient of Runoff for Area 2:

**Step 3:**  
Choose the 25 Year Rainfall: (see rainfall map)

**Step 7: View results:**

Runoff	51.44 GPM 0.12 CFS
Volume of water to be stored	1543.20 Gallons 206.31 Cubic feet
# of Flo-Wells Needed	4
Amount of Gravel Needed	15.4 Cubic yards 415.80 Cubic feet

**Download Installation Details**  
[Stacked Flo-Well\(TM\) Installation Detail](#)  
[Side-by-Side Flo-Well\(TM\) Installation Detail](#)



**REQUIRED DEKALB COUNTY NOTES:**

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.  
ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATED OTHERWISE  
ALL DEMOLITION DEBRIS TO HAULED OFF SITE  
DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.  
ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

**Pyramid EDC Consultants, Inc**  
4151 Memorial Drive  
Building B Suite 204B  
Decatur, Ga. 30032  
Ph. 404.297.0750  
mbell@pyramidedc.com

REVISIONS	Description	Date

**612 Warren Avenue**  
Site Plan  
Land Lot 46 - 18th Distirct  
DeKalb County, Georgia

PEP Project # 19-PO20  
Date: 14 JUNE 2019  
Project Manager: MIKE BELL

**REGISTERED PROFESSIONAL ENGINEER**  
No. 11533  
C. STONY

**C-1**