



**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: November 07, 2019, 6:30 P.M.**  
**Board of Commissioners Hearing Date: November 21, 2019, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** SLUP-19-1243468 **Agenda #:** N.1

**Location/Address:** The south side of Foxhall Lane, approximately 302 feet north of Timms Circle at 1415 Foxhall Lane, Decatur, GA. **Commission District:** 3 **Super District:** 6

**Parcel ID:** 15-114-08-016

**Request:** To request a Special Land Use Permit (SLUP) to allow a child day care facility for up to six children in a R-75 (Residential Medium Lot) District.

**Property Owners:** Cynthia Evans

**Applicant/Agent:** Cynthia Evans

**Acreage:** .26 Acres

**Existing Land Use:** Single Family Residence

**Surrounding Properties:** East, west and south are single-family detached residences zoned R-75 (Residential Medium Lot) District. Along the north side of Foxhall Lane across from the site are Emerald Lake Condominiums zoned MR-2 (Medium Density Residential-2) District.

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

<b>Proposed Additional Sq. Feet:</b> None	<b>Existing Residential Sq. Footage:</b> Approximately 1,146 Square Feet
<b>Proposed Lot Coverage:</b> N/A	<b>Existing Lot Coverage:</b> <35%

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: 2-20-19 Application No: SLUP-19-1243468

APPLICANT NAME: Cynthia Evans

Daytime Phone: 404 324 3020 E-Mail: shindz@comcast.net

Mailing Address: 1415 FOXHALL LN ATL GA 30316

Owner Name: SAME AS ABOVE  
(If more than one owner, attach contact information for each owner)

Daytime Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS OR LOCATION: 1415 FOXHALL LN  
ATLANTA DeKalb County, GA, 30316

Parcel ID: 15 114 08016 Acreage or Square Feet: 1,146 sqft Commission Districts 3

Existing Zoning: R-75 SF RES DIST Proposed Special Land Use (SLUP) Daycare 3-6 children

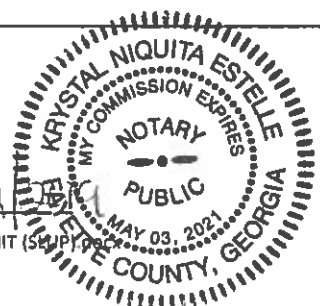
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner:  Agent: \_\_\_\_\_ Signature of Applicant  
Cynthia Evans

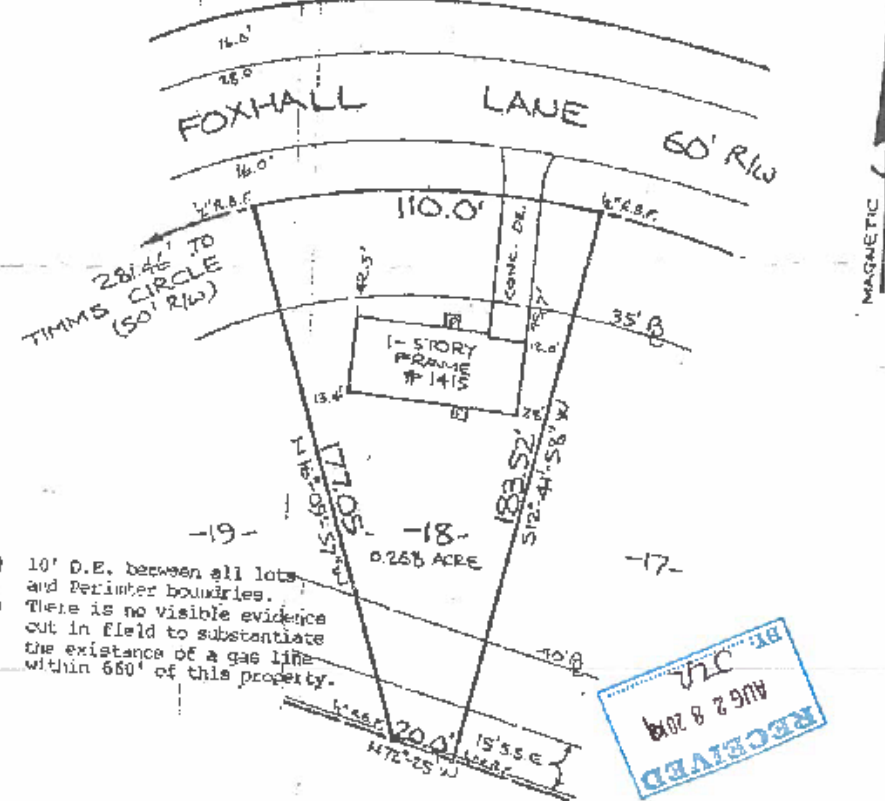
Printed Name of Applicant:  
Cynthia Evans

Notary Signature and Seal:

Krystal Niquita Estelle



The field data upon which this map or plat is based has a closure precision of one foot in 10,000 feet and an angular error of .02" per angle point, and was adjusted using COMPASS alg. This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet. Legend: R.F.F. = Rebar Found, R.B.P. = Rebar Placed, M.H. = Manhole, C.B. = Catch Basin, H.W. = Head Easement, D.I. = Drop Inlet, J.B. = Junction Box, R/W = Right of Way, B.L. = Building Line, D.E. = Drainage Easement, S.S.E. = Secondary Sewer Easement.



- Notes:
- 1) 10' D.E. between all lots and perimeter boundaries.
  - 2) There is no visible evidence out in field to substantiate the existence of a gas line within 660' of this property.

Survey for CYNTHIA D. EVANS  
 And  
 Of property at 1415 Foxhall Lane  
 Lot 18, Block P, Unit Two-C, Brookwood Plat Book 87, Page 111  
 Land lot 114, 15th District, DeKalb County, Georgia  
 Date: 4/17/91 Scale 1" = 40'



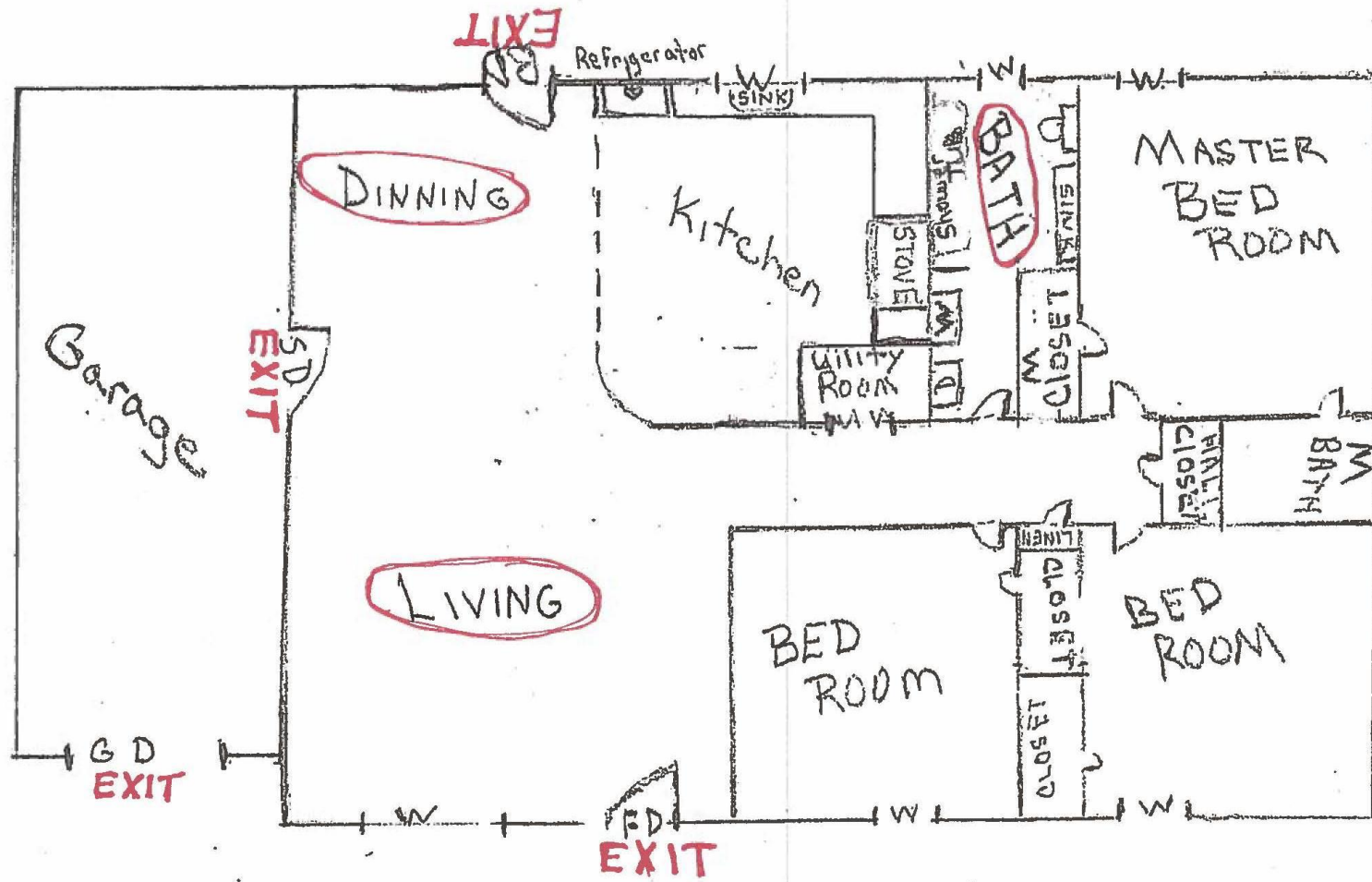
THIS PROPERTY IS (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "FIA OFFICIAL FLOOD HAZARD MAPS"

BY ESTON PENDLEY & ASSOC., INC.  
 REGISTERED LAND SURVEYORS  
 EQUIPMENT USED: TRANSIT AND 100' TAPE

In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

Eston Pendley  
 Member S.A.M.S.O.G.

GRAPHIC SCALE: 1" = 40'



by  
Cynthia Evans  
7/2014

