



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File #:** 2020-0082

5/28/2020

**File Status:** Preliminary Item

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 2 & 6

**Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District at 1737 Reindeer Drive.**

**PETITION NO:** N1. SLUP-20-1243735 (2020-0082)

**PROPOSED USE:** In-home Occupation (cosmetology studio/ hair salon)

**LOCATION:** 1737 Reindeer Drive

**PARCEL NO. :** 18-111-07-033

**INFO. CONTACT:** Karen Hill

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code. The property is located on the south side of Reindeer Drive, approximately 247 feet east of Holly Lane and approximately 277 feet west of North Holly Lane, at 1737 Reindeer Drive, Atlanta, GA. The property has approximately 90 feet of frontage along the south side of Reindeer Drive and contains 0.33 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** No Quorum.

**PLANNING COMMISSION:** Approval with conditions.

**PLANNING STAFF:** Approval with conditions.

**STAFF ANALYSIS:** The proposed in- home occupation with customer contact should not have any adverse impact on adjacent and surrounding properties. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area. Given that the existing driveway can accommodate off-street parking for clients, there should be no impact on adjacent properties. The proposed use would not create adverse impacts on adjoining properties by way of noise,

smoke, odor, dust or vibration. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be, "Approved, subject to Staff's recommended conditions".

**PLANNING COMMISSION VOTE: 7-0-1.** P. Womack, Jr. moved. L. Osler seconded for approval with modification to condition #2: Start time of 7:30 a.m. on Thursdays and close time of "90 minutes after sunset" on Saturdays, no later than 9:00 p.m. The Board also asked for a clearer definition of the operation times to be defined before the BOC. V. Moore abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** No quorum. The three members present were in favor of the petition with conditions that the owner be the only operator and that the SLUP is non-transferable to another user.

## BOC Recommended Conditions

SLUP-20-1243735

1. A home occupation (cosmetology salon) with customer contact, within the existing single-family residence.
2. The hours of operation shall be Sunday-Thursday 7:30am-9:00pm; Friday-9:00am-3:00pm; Saturday-90 minutes after sunset-9:00pm.
3. All customer parking is restricted to the driveway on Reindeer Drive.
4. Comply with the DeKalb County Noise Ordinance.
5. The owner/operator shall not lease the business space for use by another person and the SLUP is not transferable to any future owners of the subject property.
6. No identification sign for the business shall be posted on the property.
7. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
8. Customer access to the property shall be via an existing side entrance that will lead directly into the salon studio.



Michael Thurmond  
Chief Executive Officer

## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: March 03, 2020, 6:30 P.M**

**Board of Commissioners Hearing Date: May 28, 2020, 5:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** SLUP-20-1243735 **Agenda #:** N.1

**Location/Address:** The property is located along the south side of Reindeer Drive, approximately 247 feet east of Holly Lane and approximately 277 feet west of North Holly Lane at 1737 Reindeer Drive, Atlanta, GA. **Commission District:** 2 **Super District:** 6

**Parcel ID:** 18-111-07-033

**Request:** To request a Special Land Use Permit (SLUP) to allow a home occupation (Cosmetology studio/salon) with customer contact within an R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code.

**Property Owner/Agent:** Sharon Sadinoff

**Applicant/Agent:** Sharon Sadinoff

**Acreage:** .33 Acres

**Existing Land Use:** Single Family Residence

**Surrounding Properties Adjacent Zoning:** East, west, north and south are single-family detached residences zoned R-85 (Residential Medium Lot) District within the Merry Hills Subdivision.

**Comprehensive Plan:** Suburban (SUB) ☒ **Consistent** ☐ **Inconsistent**

<b>Proposed Additional Square Ft.: N/A</b>	<b>Existing Residential Sq. Footage:</b> Approximately 5,000 Square Feet
<b>Proposed Additional Lot Coverage: N/A</b>	<b>Existing Lot Coverage:</b> <35%

### **ZONING HISTORY & SITE CHARACTERISTICS:**

The subject site is an existing single-family residence located west of North Druid Hills within Merry Hills Subdivision in unincorporated DeKalb County. Located at 1737 Reindeer Drive (a local street), the residence is a new two-story brick house on a basement consisting of approximately 5,000 square feet. Primary access is via an existing concrete driveway from Reindeer Drive that can accommodate at least four vehicles. The front lawn appears well-manicured. There is curb and gutter along Reindeer Drive but no sidewalk. The site has been zoned R-85 (Residential Medium Lot) District since the adoption the DeKalb County code in 1956.

### **PROJECT ANALYSIS:**

The applicant is requesting a Special Land Use Permit (SLUP) for an in-home occupation with customer contact to operate an in-home hair salon and cosmetology studio. Per the submitted letter of intent, the home occupation would operate in a portion of the basement space of the residence. The applicant/ property owner is a Georgia state-licensed Master Cosmetologist) and would be the only operator on the site. Customers would enter through a private entrance along the side of the house. Customer contact would involve cosmetology services on one or two clients at a time and sales of related products (i.e. shampoo, skin care products, etc.) to those clients for their personal use.

### **IMPACT ANALYSIS:**

**Section 27-7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.**

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The applicant is proposing an in-home occupation with limited customer contact within the R-85 (Residential Medium Lot) District. The residence on .33 acres is adequate for the proposed use and complies with required yards, parking and other standards of the zoning district.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Based on the location of the site within an established residential subdivision, adequate public facilities and services are available for the proposed use.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:**

Reindeer Drive is a local street. Per the application, the applicant will offer services by appointment only. The existing long driveway can accommodate customer parking. Planning staff anticipates little or no impact on traffic in the area caused by the proposed use.

- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

The low volume of traffic or character of the vehicles generated by the proposed use should not adversely affect existing residential land uses along access routes to the site.

- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:**

Access is via the existing driveway to the single-family residence on Reindeer Drive. Emergency vehicles can access the site from either access point.

- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:**

The proposed use should not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

The applicant proposes to operate seven days a week with hours customized to service a primarily large Jewish Community. The site is located within the Sabbath-Observant Jewish Community. Many members of this community observe the Sabbath from sundown on Friday through sundown Saturday. The applicant proposes to operate Sunday-Thursday 7:30am-9:00pm; Friday-7:30am-3:00pm; Saturday-90 minutes after sunset-9:00pm. Given the location within an established Jewish Community, the proposed hours of operation should not have adverse impacts on adjoining residential uses.

- I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

The manner of operation should not create adverse impacts upon adjoining land uses. Clients will be seen by appointment only.

- J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The single-family residence meets all required building setbacks for the R-85 (Residential Medium Lot) District.

- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.**

Located within a Suburban character area designated by the DeKalb County 2035 Comprehensive Plan, the proposed home occupation with customer contact is consistent with the following area policy: Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density.

- L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

Transitional buffer zones are not required for home occupations with customer contact.

- M. Whether or not there is adequate provision of refuse and service areas.**

Adequate refuse areas will be provided.

- N. Whether the length of time for which the special land use permit is granted should be limited in duration:**

The proposed use is a permanent use and should not be limited to any length of time on the subject site.

**O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.**

The requested SLUP for a home occupation with customer contact is in the existing single -family residence on the site. There will be no building additions to the single-family residence.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed use will not adversely affect historic buildings, sites, districts, or archaeological resources.

**Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.**

The proposed home occupation complies with the following supplemental regulations per Sec.27-4.2.31.C of the DeKalb County Zoning Code:

1. There shall be no exterior evidence of the home occupation.
2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
4. No more than twenty-five (25) percent of the dwelling unit and or five hundred (500) square feet, whichever is less, may be used for the operation of the home occupation.
5. No more than one (1) business vehicle per home occupation is allowed.
6. No home occupation shall be operated so as to create or cause a nuisance.

**R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

The proposed use in the existing single-family residence does not create a negative shadow impact on any adjoining lot or building.

**S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The proposed use would provide a needed service for patrons requiring cosmetology services. The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a variety of retail and commercial services for residents in unincorporated DeKalb County.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, the single-family residence adheres to R-85 development standards.

STANDARD	REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH	85 Feet	Approximately 89.96 feet along Reindeer Road	Yes
LOT AREA	12,000 Square Feet	14,499 Square Feet	Yes

YARD SETBACKS	FRONT	35 Feet	38.5 Feet	Yes
	INTERIOR SIDE YARD	8.5 Feet	Minimum 9.1 Feet	Yes
	REAR	40 Feet	>40 Feet	Yes
HEIGHT		Max. 35 Feet	33.7 Feet	Yes
LOT COVERAGE		Max. 35%	34.5 %	Yes
PARKING		Min. 4 parking spaces for a single-family residence	Can accommodate at least 4 parked cars	Yes
OPEN SPACE		N/A	N/A	N/A
LINEAR FEET OF NEW SIDEWALK		N/A	No sidewalks along Reindeer Drive	N/A

#### **STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

The proposed in- home occupation with customer contact should not have any adverse impact on adjacent and surrounding properties. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area. Given that the existing driveway can accommodate off-street parking for clients, there should be no impact on adjacent properties. The proposed use would not create adverse impacts on adjoining properties by way of noise, smoke, odor, dust or vibration. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be **APPROVED**, subject to the following staff's recommended conditions:

1. A home occupation (cosmetology salon) with customer contact, within the existing single-family residence.
2. The hours of operation shall be Sunday-Thursday 7:30am-9:00pm; Friday-9:00am-3:00pm; Saturday-90 minutes after sunset-9:00pm.
3. All customer parking is restricted to the driveway on Reindeer Drive.
4. Comply with the DeKalb County Noise Ordinance.
5. The owner/operator shall not lease the business space for use by another person and the SLUP is not transferable to any future owners of the subject property.
6. No identification sign for the business shall be posted on the property.
7. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
8. Customer access to the property shall be via an existing side entrance that will lead directly into the salon studio.

#### **Attachments:**

1. Department and Division Comments
2. Application
3. Site Plan



4. Zoning Map & Land Use Map
5. Aerial Photograph

## NEXT STEPS

***Following an approval of this zoning action, one or several of the following may be required:***

**Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*

**Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*

- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*

**Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*

**Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*

**Historic Preservation** *(Certificate of Appropriateness required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*

**Variance or Special Exception** *(Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*

**Each of the approvals and permits listed above require submittal of application, fees and supporting documents. Please consult with the appropriate department/division.**

**DeKalb County Transportation Division**  
**March 2020 Zoning Comments**

N1. No comments

N2. No comments

N3. Panola Road is classified as a major arterial. Please note the infrastructure requirements in the Land development Code Chapter 14-190 and the Zoning Code (Chapter 5). Right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks, streetlights, bike lanes, etc.) are on right of way, whichever greater. 6- foot sidewalk required. Bike facilities required. Street lights required with payment to Georgia Power and signed petition required prior to final plat approval. 2 points of access required. Separation of access points required is at least 245 feet. Engineer must provide signed and sealed sight distance calculations for the two access points onto Panola Road based on AASHTO sight distance guidelines. Engineer must confirm sight distance prior to certificate of occupancy.

N4. Engineer must provide signed and sealed sight distance calculations (stopping and intersection-Speed Limit 45 mph) for the access point onto Rockbridge Road based on AASHTO sight distance guidelines. Engineer must confirm sight distance prior to certificate of occupancy. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in the Land development Code Chapter 14-190 and the Zoning Code (Chapter 5). Right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks, streetlights, bike lanes, etc.) are on right of way, whichever greater. 6- foot sidewalk required. Bike facilities required. Street lights required with payment to Georgia Power and signed petition required prior to Transportation Division approval of a Land Development Permit.

N5. Moreland Ave is State Route 42. GDOT review and approval required prior to Transportation Approval. Moreland Avenue is classified as a major arterial. Please note the infrastructure requirements in the Land development Code Chapter 14-190 and the Zoning Code (Chapter 5). Right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks, streetlights, bike lanes, etc.) are on right of way, whichever greater. 6- foot sidewalk required. Bike facilities required. Street lights required with payment to Georgia Power and signed petition required prior to final plat approval. Lynwyn Lane is classified as a local road. . Please note the infrastructure requirements in the Land development Code Chapter 14-190 and the Zoning Code (Chapter 5). Right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks, streetlights, etc.) are on right of way, whichever greater. 5- foot sidewalk required. Street lights required with payment to Georgia Power and signed petition required prior to LDP approval by Transportation. Engineer must provide signed and sealed sight distance calculations (stopping and intersection) for the access point onto Rockbridge Road based on AASHTO sight distance guidelines. Engineer must confirm sight distance prior to certificate of occupancy.

N6. Developer must improve the curves along the frontage of Porter Road and bring Porter Road up to county standards along the entire frontage in order to obtain permit. Porter Road is classified as a local road. Please note the infrastructure requirements in the Land development Code Chapter 14-190 and the Zoning Code (Chapter 5). Right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks, streetlights, etc.) are on right of way, whichever greater. 5 -foot sidewalk required. 10- foot landscape area required. Street lights required with payment to Georgia Power and signed petition required prior to final plat approval. . Engineer must provide signed and sealed sight distance calculations (stopping and intersection) for the access point onto Rockbridge Road based on AASHTO sight distance guidelines. Engineer must confirm sight distance prior to certificate of occupancy.



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



(N-1)

**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [MMALEXANDER@DEKALBCOUNTYGA.GOV](mailto:MMALEXANDER@DEKALBCOUNTYGA.GOV) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-201243735 Parcel I.D. #: 18-111-07-033

Address: 1737  
REINDEER DRIVE  
ATLANTA, GA

Adjacent Roadway (s):

_____	_____
_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

**COMMENTS:**

Plans and field reviewed. Found nothing that would disrupt traffic flow.

Signature: [Signature] David M. Ross



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [jreid@DEKALBCOUNTYGA.GOV](mailto:jreid@DEKALBCOUNTYGA.GOV)

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-20-1243735

Parcel I.D. #: 18-111-07-033

Address: 1737 Reindeer Drive

Atlanta, Georgia

**WATER:**

Size of existing water main: 2" GA. Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: North Fork Peachtree Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: R. M. Clayton WTF ( ) adequate ( ) inadequate

Sewage Capacity: \* (MGPD)

Current Flow: 127 (MGPD)

**COMMENTS:**

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

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

DEC 19 2019

Date Received: \_\_\_\_\_

Application No: SLUP-20-1243735

APPLICANT NAME: SHARON SADINOFF

Daytime Phone: 917-837-2680 E-Mail: AmigiLLC@pobox.com

Mailing Address: 1737 Reindeer Dr NE, Atlanta GA 30329

Owner Name: SHARON SADINOFF

(If more than one owner, attach contact information for each owner)

Daytime Phone: 917-837-2680 E-Mail: AmigiLLC@pobox.com

Mailing Address: 1737 Reindeer Dr. NE, Atlanta GA 30329

SUBJECT PROPERTY ADDRESS OR LOCATION: 1737 Reindeer Dr NE

Atlanta DeKalb County, GA, 30329

Parcel ID: 18 111 07 053 Acreage or Square Feet: .32 acres Commission Districts 2+6

Existing Zoning: R-85 Proposed Special Land Use (SLUP) Home Occupation

w/customer contact. (cosmetology salon)

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

Sharon A. Sadinoff

Printed Name of Applicant:

SHARON A. SADINOFF

Notary Signature and Seal:

JASMINE SMITH  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires July 11, 2022



## **PUBLIC NOTICE**

To

### **Request for a Special Land Use Permit**

Filed by: Sharon Sadinoff / Amigi L.L.C. (DBA Amigi Salon)

Located at: 1737 Reindeer Dr NE, Atlanta, GA 30329

**Current Use** – Residence

**Proposed Use** – Home Occupation w/Customer Contact  
(In-home salon for 1 Master Cosmetologist)

**Hours of Operation:**

Current: – None

Proposed: By appointment only, during the hours of:

Sunday – Thursday 7:30am - 9pm

Friday - 7:30am - 3pm

Saturday – 90 minutes after sunset - 9pm

Capacity: One to two clients at any one time.

Parking for at least 2 cars is available in the driveway.

**PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:**

Location: 1737 Reindeer Drive NE, Atlanta GA 30329

Date & Time: Wednesday, December 18, 2019 at 7:00PM

Amigi, LLC  
1737 Reindeer Dr NE  
Atlanta, GA 30329

December 3, 2019

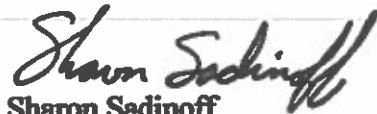
S. Immel  
North Druid Hills Resident Assoc.  
1879 Georgiana Dr.  
Atlanta, GA 30329

Dear Ms. Immel:

Attached please find a Pre-Submittal Community Meeting Notice by Amigi, L.L.C. for the property located at 1737 Reindeer Dr NE, Atlanta GA 30329. This meeting is for property owners within 500 ft., and for association representatives within ½ mile. You are receiving this notice because your association address is within ½ mile of the subject property. You are welcome contact me with any questions.

Sincerely,

---

  
Sharon Sadinoff  
917-837-2680

# Public Meeting

Wednesday, December 18, 2019

1737 Reindeer Dr NE

7:00 PM

**PRESENTATION**

# MEETING SIGN-IN SHEET

Project: 1737 REINDEER DR. SLUP COMMUNITY MEETING Meeting Date: 12/18/2019

Facilitator: SHARON SADINOFF

Location: 1737 Reindeer Dr

Name

Address

Phone

Email

Shirley Brickman	1731 Reindeer Dr.	(4) 636-1945	ShirleyBrickman@aol.com
Perry Brickman	1731 Reindeer Dr.	(4) 636-1945	simchaper@aol.com
Sennie Shapiro	1372 Christmas	(718) 578-0854	
Keith Adler	1384 Christmas Lane NE	704-248-9325	keithadler@msn.com
Irene Pelishev	1743 Reindeer	734-250-4177	vidim101@aol.com

We, the undersigned, will support Sharon Sadinoff in her endeavor to create an in-home cosmetology studio/salon for one master cosmetologist at 1737 Reindeer Dr NE, Atlanta GA 30329

	PRINT NAME	SIGN NAME	ADDRESS	DATE	
1	Shirley Brickman	Shirley Brickman	1731 Reindeer Dr	12/15/19	
2	Perry Brickman	Perry Brickman	1731 Reindeer Dr	12/15/19	
3	Renee Kutner	Renee Kutner	1172 Empire Rd.	12/15/19	
4	Eli Geller	Eli Geller	1433 Peach Drive	12/15/19	
5	Rachel Stern	Rachel Stern	1736 Reindeer Dr	12/15/19	
6	Don Stern	Don Stern	1736 Reindeer Dr	12/15/19	
7	Lisa Stramer	Lisa Stramer	1749 Reindeer Dr NE	12/15/19	
8	Sash Howell	Sash Howell	1755 Reindeer Dr NE	12/15/19	
9	Lisa Howell	Lisa Howell	1755 Reindeer Dr NE	12/15/19	
10	Bethany Seagraves	Bethany Seagraves	1749 N Holly Ln NE	12/15/19	TNR
11	Monica Bernstein	Monica Bernstein	1742 N Holly Ln 30329	12/15/19	
12	Jennifer Caplan	Jennifer Caplan	1722 N Holly Ln. 30329	12/15/19	
13	Charlene Shikora	Charlene Shikora	1715 N. Holly Ln 30329	12/15/19	
14	Devorah Kapenstein	Devorah Kapenstein	1302 Holly Lane 30329	12/15/19	
15	Dorothy Feldman	Dorothy Feldman	1272 Holly Lane 30329	12/15/19	
16	Carol Lynch	Carol Lynch	1722 Reindeer Dr.	12/15/19	
17	Chavi Lewis	Chavi Lewis	1730 Reindeer Dr.	12/15/19	
18	Matthew Lewis	Matthew Lewis	1730 Reindeer Dr.	12/15/19	
19	Joe Gzuzpak	Joe Gzuzpak	1288 Holly Ln	12/15/19	
20	Gophta Gzuzpak	Gophta Gzuzpak	1288 Holly Ln	12/15/19	
21	Jennie Griser	Jennie Griser	1255 Holly Ln	Dec 15/19	
22	Pam Wilcox	Pam Wilcox	135 Christmas Ln	12/15/19	
23	Anyeh Adler	Anyeh Adler	1304 Christmas Ln	12/15/19	
24	Laura Trainor	Laura Trainor	1335 Christmas Ln	12/15/19	
25	Amordechai Cohen	Amordechai Cohen	1336 Christmas Ln	12/15/19	
26	Naomi Cohen	Naomi Cohen	1336 Christmas Ln	12/15/19	
27	Jennie Shapiro	Jennie Shapiro	1372 Christmas Lane	12/15/19	
28	Keith Adler	Keith Adler	1384 Christmas Lane NE	Dec 18/19	
29	Irina Pelisher	Irina Pelisher	1743 Reindeer Dr.	Dec. 18, 2019	
30					

# Proposal

- In- Home Occupation with Customer Contact
- In-home cosmetology studio/salon for 1 Master Cosmetologist
  - Mrs. Sharon Sadinoff, Homeowner/Occupant
- Parking for customers in driveway.
- 1-2 customers at any one time.
- One stylist chair. (Other chairs on premises for shampoo, dryer, color and esthetics.)

# Proposed Hours

By appointment only, during the hours of:

- Sunday – Thursday 7:30am - 9pm
- Friday - 7:30am - 3pm
- Saturday – 90 minutes after sunset - 9pm
- (No hours on Shabbat or Yom Tov.)

Mrs Sadinoff may be available for appointments during these hours but will not be working all of these hours.

# What is a Cosmetologist?

"Cosmetologist" means any individual who performs any one or more of the following services for compensation:

- (A) Cuts or dresses the hair;
- (B) Gives facial or scalp massages or facial and scalp treatment with oils or cream or other preparations made for this purpose, either by hand or by means of mechanical appliances;
- (C) Singes and shampoos the hair, colors or dyes the hair, or does permanent waving, relaxing, or straightening of the hair;
- (D) Performs the services of a nail technician; or Performs the services of an esthetician

"Esthetician" or "esthetics operator" means an individual who, for compensation, engages in any one or a combination of the following practices, esthetics, or cosmetic skin care:

- (A) Massaging the face, neck, décolletage, or arms of an individual;
- (B) Trimming, tweezing, shaping, or threading eyebrows;
- (C) Dyeing eyelashes or eyebrows or applying eyelash extensions; or
- (D) Waxing, threading, stimulating, cleansing, or beautifying the face, neck, arms, torso, or legs of an individual by any method with the aid of the hands or any mechanical or electrical apparatus or by the use of a cosmetic preparation.



## LETTER OF APPLICATION

### PROPOSED ZONING:

A Special Land Use Permit (SLUP) is requested to allow a home occupation with customer contact at **1737 Reindeer Dr. NE, Atlanta GA 30329.**

- (a) The current zoning is R-85 and would remain R-85 with SLUP.
- (b) The reason for the special use request is to permit the owner/occupant of the property (a Georgia state-licensed Master Cosmetologist), to perform cosmetology services, and sales of related products, in a designated studio/salon on the property.
- (c) The existing use of the property is a single-family dwelling. The proposed use of the property would be a single-family dwelling with a home occupation with customer contact. This customer contact would involve cosmetology services on one (1) or two (2) clients at a time and sales of related products (i.e. shampoo, skin care products, etc.) to those clients for their personal use.

Per Article 4 Sec. 27-4.2.31 Home Occupations – The proposed in-home occupation complies with the following use regulations:

**1. There shall be no exterior evidence of the home occupation.**

The exterior of the existing single-family residence is not proposed for alterations and there will be no exterior evidence of the home occupation.

**2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.**

The manner of operation for the salon is professional and will not create noise, dust, vibration, odor smoke, glare or electrical that would be detectable beyond the dwelling unit.

**3. The use shall be conducted entirely within the dwelling unit and only persons living in the dwelling unit shall be employed at the location of the home occupation.**

The proposed cosmetology studio/salon shall be located entirely within the single-family dwelling. The owner, who resides at the residence, is the operator/cosmetologist of the salon. (Only persons living in the dwelling unit shall be employed at the location of the home occupation.)

- 4. No more than twenty-five (25) percent of the dwelling unit and or five hundred (500) square feet, whichever is less, may be used for the operation of the home occupation.**

Less than twenty-five (25) percent of the dwelling unit and no more than 500 square feet of floor space will be used for the salon.

- 5. No more than one (1) business vehicle per home occupation is allowed.**

The operation of the cosmetology salon studio does not requires a business vehicle.

- 6. No home occupation shall be operated so as to create or cause a nuisance.**

Given the manner of the operation, which is professional, the salon will not create or cause a nuisance.

- 7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment or car wash.**

The purpose of this home occupation is for a cosmetology studio/salon with one cosmetologist and will not include the use of a dwelling unit for the purpose of operating any automobile repair establishment or car wash.

- 8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with Article 6.1.3, and is limited to one (1) business vehicle per occupation.**

The purpose of this home occupation is for a cosmetology studio/salon with one cosmetologist and is not mobile or dispatch-only.

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Clients will park in the existing driveway of the single-family residence and access the cosmetology studio/salon from the side entrance. Clients will be seen by appointment only, during the hours of operation as follows:

- Sunday – Thursday 7:30am - 9pm
- Friday - 7:30am - 3pm
- Saturday – 90 minutes after sunset - 9pm

These hours have been proposed to neighbors within 500 ft of the property through written and verbal mechanisms with no adverse response. (See attached signature pages.)

The customer contact would involve cosmetology services on one (1) or two (2) clients at a time.

The existing driveway for the single-family residence can accommodate at least four (4) parking spaces for clients, but only one (1) to two (2) spaces will be used at any given time. There will be no employees from outside the home. (No additional cars.) The existing walkway, from the driveway, leads to a side entrance. This should encourage clients to park in the driveway and not on the street. A separate side entrance will lead into a salon studio that does not exceed 500 square ft. There is a bathroom facility accessible directly from the studio included in the square footage. Ceiling height beyond the entrance foyer of the studio is approximately 9 ft. There is no necessity to enter the residence, which is separated by a door. This door, however, is available as a secondary emergency exit from the studio through the residential part of the home. (Egress windows are at the basement level and doors on the main level.) The salon studio will have one (1) "stylist" chair. The studio will also include, but not limited to, a color bar, seated shampoo sink, and seated dryer.

- (d) During door-to-door canvassing, and at the Community meeting on December 18 2019, neighbors were walked through a short presentation regarding the proposed SLUP (see attached). The only request by one neighbor was to ask clients, when making appointments, to please drive slowly on the street due to children at play. No negative comments were received. All neighbors who were available for face-to-face contact during door-to-door canvassing and the community meeting signed the petition of support (see attached). There were no objections to the proposed hours.
- 

The manner of operation of the proposed cosmetology salon studio should not have any negative impact on adjacent and surrounding residences. The applicant is the owner of the residence and is a licensed Master Cosmetologist by the State of Georgia. The hours of operation should not have any adverse impact on existing residences. Neighbors were assured that the in-home occupation would comply with the use regulations.

## IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board Of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

No major modification is proposed. An existing sink will be replaced with a shampoo sink, and some cabinetry for storage will be added. All other finishes were present during the final inspection for certificate of occupancy in September of 2018.

**A. Adequacy of the size of the site for use contemplated and whether of not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking and all other applicable requirements of the zoning district in which the use is proposed to be located.:**

The proposed in home occupation as a cosmetology studio/salon will be within the existing single family residence with no exterior modifications. No more than 500 square feet will be used for the purpose of the home occupation. The existing driveway for the single family residence can accommodate at least four (4) parking spaces for customers, but only one (1) to two (2) spaces will likely be used at any given time.

**B. Compatible of the proposed use with adjacent properties and land use and other properties and land uses in the district:**

The exterior of the existing single-family residence is not proposed for alterations, therefore it will remain compatible with other properties and land uses in the district.

**C. Adequacy of public services, public facilities and utilities to serve the use contemplated:**

The site for the in-home occupation is within an established residential area and adequate public services, facilities and utilities are available for the proposed use.

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area:**

The site for the in home occupation is within an established residential area. There will be no more than two (2) customers at any given time, and therefore no more than two (2) customer cars at any given time. The existing driveway for the single-family residence can accommodate at least four (4) vehicles but only one (1) or two (2) parking spaces will be used at any given time. Customers need not park on the street. There will be no adverse impact on the traffic in the neighborhood caused by the proposed use of the site.

**E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use:**

Existing land uses located along access routes to the site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

**F. Ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular references to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency:**

Access to the proposed in-home occupation is via the existing driveway and walkway. The in-home business will have a separate entrance from the primary residence through a side door. However, the side door, the main entrances to the residence, and an egress window, are available for emergency exits. There will be no negative impact on traffic flow and control or access in the event of fire or other emergency.

**G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor dust or vibration generated by the proposed use:**

The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor dust or vibration generated by the proposed use.

**H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. Neighbors have all been informed of the hours and all those available have signed a petition of support.

**I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of the proposed use:**

The in-home cosmetology studio/salon will be operated in a professional manner. The studio/salon will be within the existing single-family dwelling. There will be only one (1) or two (2) vehicles in the existing driveway at any given time. There is no reason for a customer to park on the street. The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of the proposed use.

**J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located:**

Home occupations with customer contact are a permitted use within the R-85 (Single-Family Residential) District with a SLUP (Special Land Use Permit).

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**K. Whether or not the proposed use is consistent with the policies of the comprehensive Plan:**

The proposed in home occupation as a cosmetology studio/salon with customer contact in a single-family residence is located within a Suburban Character Area and is consistent with the following plan policy: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents (SCAP6).

**L. Whether of not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district in which the use is proposed to be located:**

Transitional buffer zones are not required for an in home occupation with customer contact.

**M. Whether or not there is adequate provision of refuse and service areas:**

The proposed in-home occupation with customer contact will be in a single-family residence and adequate refuse areas will be provided.

**N. Whether length of time for which the special land use permit is granted should be limited in duration:**

There is no reason that the special land use permit should be limited in duration.

**O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.**

The size, scale and massing of the existing single-family residence is appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings. No change to the size, scale, and massing is proposed.

**P. Whether the proposed plan will adversely affect historic buildings, sites, districts or archaeological resources.**

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The proposed plan will not adversely affect historic buildings, sites, districts or archaeological resources.

**Q. Whether the proposed use satisfies the requirements contained with the Supplemental Regulations for such special land use permit.**

The proposed use complies with supplemental regulations for in-home occupations with customer contact.

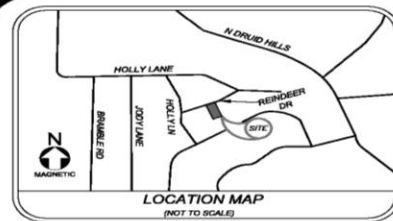
**R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.**

The proposed building for the in-home occupation with customer contact will be an existing single-family residence. No exterior alterations are proposed and therefore will not create a negative shadow impact on any adjoining lot or building as a result of its proposed height.

**S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole be compatible with the neighborhood and would not be in conflict with the overall objectives of the comprehensive plan:**

The proposed in-home occupation as a cosmetology studio/salon with customer contact in an existing single-family residence provides a service to the community. The proposed use does not conflict with overall objectives of the comprehensive plan, which is to offer a variety of retail and commercial services for residents in unincorporated DeKalb County.





**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATIONS OF THE NEWLY CONSTRUCTED HOUSE AND IMPROVEMENTS.

2. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON  
WERE MADE TO PLAT BOOK 25, PAGE 164 OF DEKALB COUNTY RECORDS.

3. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE DEKALB COUNTY ZONING ORDINANCE FOR R-85 ZONING CLASSIFICATION.

4. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13089C0054J, DATED MAY 16, 2013.

5. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON AUGUST 2, 2018.

WALL ELEVATION CHAR	
TOP	BOTTOM
A = 965.5	965.2
B = 966.7	965.8
C = 967.8	966.5
D = 967.9	966.8
E = 967.4	966.6
F = 967.0	966.6
G = 968.9	968.6
H = 968.9	967.7
I = 969.9	968.0
J = 969.3	967.9
K = 968.0	966.8
L = 965.9	965.6
M = 966.1	965.7
N = 965.2	963.1
O = 965.2	965.7
P = 967.1	966.7
Q = 961.5	960.7
R = 959.8	957.8
S = 958.8	957.8
T = 958.2	957.9
U = 962.2	958.9
V = 962.1	958.4
W = 963.5	963.5

**LEGEND**

WTS	100 PERMANENT WEIGHT AVERAGE
WY	WYOMING
X	CROSS
Y	YOUTH
Z	ZIP CODE
1	ONE
2	TWO
3	THREE
4	FOUR
5	FIVE
6	SIX
7	SEVEN
8	EIGHT
9	NINE
10	TEN
11	ELEVEN
12	TWELVE
13	THIRTEEN
14	FOURTEEN
15	FIFTEEN
16	SIXTEEN
17	SEVENTEEN
18	EIGHTEEN
19	NINETEEN
20	TWENTY
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23	TWENTY THREE
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07	HUNDRED SEVEN
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76	SEVEN HUNDRED SIX
77	SEVEN HUNDRED SEVEN
78	SEVEN HUNDRED EIGHT
79	SEVEN HUNDRED NINE
80	EIGHT HUNDRED
81	EIGHT HUNDRED ONE
82	EIGHT HUNDRED TWO
83	EIGHT HUNDRED THREE
84	EIGHT HUNDRED FOUR
85	EIGHT HUNDRED FIVE
86	EIGHT HUNDRED SIX
87	EIGHT HUNDRED SEVEN

**IMPERVIOUS SURFACE CALCULATIONS:**  
**POST CONSTRUCTION IMPERVIOUS SURFACE: 5,000 S.F.**  
 drive=946 / house and garage=3,124 / porches=798 / walls=132  
 (Including landscape walls)

**TOTAL PROPOSED IMPERVIOUS AREA: 5,000 S.F.**

TOTAL LOT AREA: 14,499 S.F.  
TOTAL PROPOSED LOT COVERAGE: 34.5% (35% max)

TOTAL PERVIOUS PAVERS / CONCRETE: 709 S.F.  
TOTAL LOT AREA: 14,499 S.F.  
TOTAL PROPOSED LOT COVERAGE: 4.9% (15% max)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.41'	795.00'	5°30'28"	N 66°07'56" E	76.36'

LINE	BEARING	DISTANCE
L1	N 67°49'16" E	13.55'

DATE: SEPTEMBER 6, 2018	ISSUE		
SCALE: 1" = 30'	NO.	DESCRIPTION	DATE
ACRES: 0.3329			
LAND LOTS: 111			
DISTRICT: 18B SECTION:			
CITY:			
COUNTY: DEKALB STATE: GEORGIA			
SURVEYED: AH DRAWN: MS			
CHECKED: 15,214.sab APPROVED: GAM			
PROJECT:			

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NOTE: SURVEY NOT VALID UNLESS  
SEAL SIGNED AND DATED.

**GRAPHIC SCALE**  
1" = 30'

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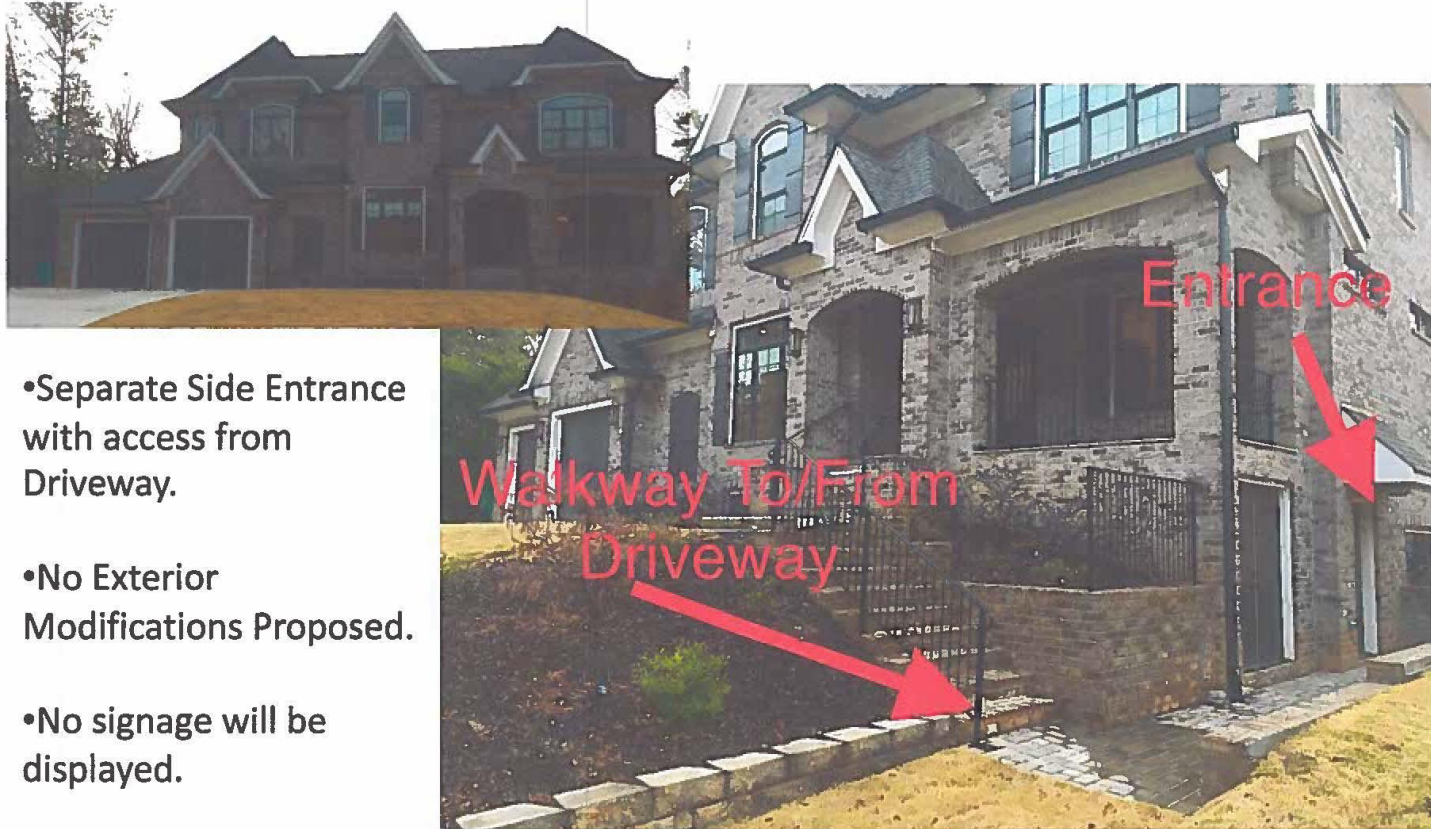
 **GA**  
**LAND SURVEYOR**  
**404-384-9577**  
**GA LAND SURVEYOR, LLC**  
3355 ANNONDALE LANE, STE 1  
SUWANEE, GA 30024

**AS-BUILT SURVEY FOR:**

1737 REINDEER DRIVE

LOT 4, BLOCK D, UNIT 2, MERRY HILLS S/D  
LAND LOT 111, 18th DISTRICT, DEKALB COUNTY, GEORGIA  
TAX PARCEL No. 18 111 07 033

## What will it look like? (Outside)



- Separate Side Entrance with access from Driveway.
- No Exterior Modifications Proposed.
- No signage will be displayed.

## What will it look like? (inside)



(Distorted image due to panoramic view)

