



DeKalb County

DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

N.1

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

BOA No. 1243314

Applicant and/or
Authorized Representative Charles Williams

Mailing Address: PO Box 1337

City/State/Zip Code: Snellville, GA 30078

Email: charleevision@gmail.com

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Charles Williams as Trustee of The Miriam Lane Trust

Address (Mailing): PO Box 1337, Snellville, GA 30078

Email: charleevision@gmail.com

Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2096 Miriam Lane City: Decatur State: GA Zip: 30034

District(s): N/A Land Lot(s): N/A Block: N/A Parcel: N/A

District(s): N/A Land Lot(s): N/A Block: N/A Parcel: N/A

Zoning Classification: R-75 Commission District & Super District: 3+7

CIRCLE TYPE OF HEARING REQUESTED:

- ☒ **VARIANCE** (From Development Standards causing undue hardship upon owners of property.)
- ☐ **SPECIAL EXCEPTIONS** (To reduce or waive off-street parking or loading space requirements.)
- ☐ **OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS**

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: 5/20/2019

Fee Paid: ☒

ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

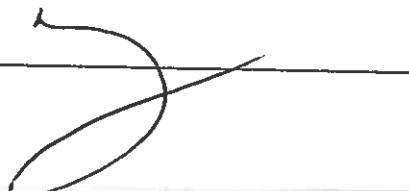
I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 5/15/19

Applicant:
Signature



DATE: _____

Applicant:
Signature



5/16/19

To whom it may concern:

This letter of intent is a request for the approval of an expansion of the carport of the property located in Dekalb County with the address, 2096 Miriam Ln, Decatur, GA 30032. Without going outside the original footprint of the property and with the intention of maintain the look and direction of neighborhood as done by several neighboring homes, this change is planned to increase the square footage and value of the home.



Charles Williams

As Trustee of The Miriam Lane Trust

charleevision@gmail.com

(404) 623-1999

LOT AREA PROPOSED IMPROVEMENT SURFACES

TOTAL LOT AREA 11,070 SF 0.253 ACRES
 EXISTING IMPERVIOUS SURFACE AREAS 1,870 SF 0.045 ACRES
 EXISTING HOUSE 1150 SF
 PROPOSED ADDITION (CONVERTED CARPORT) 200 SF
 PROPOSED CONCRETE DRIVE AND WALK 920 SF (SAME AS EXISTING)
 PROPOSED IMPERVIOUS SURFACE AREAS TO REMAIN SAME AS EXISTING
 TOTAL 1,870 SF 0.045 ACRES + 17.8% OF TOTAL AREA

FLOOR AREA RATIOS

EXISTING FLOOR AREAS
 HOUSE AREA 1150 SF
 EXISTING FLOOR TO AREA RATIO
 1150/11070 104 LR 10.4%
 PROPOSED FLOOR AREAS
 HOUSE AREAS 1350 SF
 PROPOSED FLOOR TO AREA
 RATIO
 1350/11070 122 LR 12.2%

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE DEKALB COUNTY, STATE OF GA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WENT FROM A SURVEY BY ALPHA LAND SERVICES, ADDRESS 1025 BOWING VALLEY COURT, LOGANVILLE, GA 30057 DATED SEPTEMBER 21, 2018
3. ACCORDING TO THE SURVEY PREPARED BY GARRETT LAND SURVEYING, LLC DATED 04/04/2019, THE SUBJECT PROPERTY OF THIS SURVEY HAS BEEN FOUND TO NOT RESIDE IN A FLOOD ZONE, AND IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD ZONE
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEAVE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CORNER & OUTER ARE TO FACE OF CURB
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS
7. CONTRACTOR IS TO NOTIFY DEKALB COUNTY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS (INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT)
9. ALL SIGNAGE SHALL COMPLY WITH THE DEKALB COUNTY ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION TRAILER USED ON SITE SHALL BE PERMITTED THROUGH THE DEKALB COUNTY PLANNING AND ZONING DEPARTMENT
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH EXCEED RIGHT-OF-WAY DISTANCE
12. THE EXISTING LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVE
13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 8% AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS
16. PROJECT LOCATION: NORTH-EAST CORNER OF MIRIAM STREET AND R. WOODLAW STREET, IN THE DEKALB COUNTY, FULTON COUNTY, STATE OF GEORGIA
17. OWNER'S INFORMATION: MIRIAM LANE TRUST
18. ENGINEER: CASSWELL DESIGN GROUP, LLC 882 BRIGHTON DR LAWRENCEVILLE, GA 30043, PHONE (604) 217-8788, CONTACT HARRY CASSWELL, CASSWELLED@CASSWELLD.COM
19. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXISTING BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS
20. PROPOSED SIDEWALK WITHIN THE PRIVATE PROPERTY TO BE MAINTAINED BY THE OWNER OR TO BE MAINTAINED BY DEKALB COUNTY
21. ALL NEW INSTALLATION SHOULD BE MATCHED WITH THE EXISTING

WEDGEWOOD TERRACE
 60' R/W

MIRIAM LANE
 60' R/W

CONCRETE
 WASHDOWN
 AREA
 (Cw)

EXISTING DRIVEWAY
 TO BE USED AS
 CONSTRUCTION
 ENTRANCE
 33°43'44.1"N 84°18'34.7"W
 33.728804, -84.276317

DUST CONTROL

Co

STAGING
 AREA
 200 SF

NEW NON-IMPERVIOUS
 WOODEN DECK
 WITH RAILING 18" ABOVE
 EXISTING GRADE

EXIST CONC. DRIVE
 TO REMAIN

Du

CONSTRUCTION
 DUMPSTER
 LOCATION

CARPORT PARKING
 STRUCTURE TO
 BE CONVERTED
 TO 200 SF HEATED
 SPACE

PROPOSED
 SILT FENCE

881-NS

TREE
 PROTECTION
 Tr

NEW NON-IMPERVIOUS
 WOODEN DECK
 WITH RAILING 18" ABOVE
 EXISTING GRADE

7.5' B/L

40' B/L

7.5' B/L

168.00'

168.00'

168.00'

168.00'

168.00'

168.00'

168.00'

168.00'

168.00'

168.00'

168.00'

168.00'

168.00'

#2090
 TAX ID: 15 152 05 018
 N/F BETTIE M. AKINS
 DB 19532, PG 115

#2100
 TAX ID: 15 152 05 020
 N/F JEROME BROOKS
 DB 3926, PG 106

#2091
 TAX ID: 15 152 05 020
 N/F FRANCES CITTENS
 DB 24179, PG 316

#2097
 TAX ID: 15 152 05 020
 N/F JACQUELINE H.
 DB 9706, PG 42

#2101
 TAX ID: 15 152 05 027
 N/F TDH HOLDINGS, LLC
 DB 24366, PG 159



SCALE 1" = 10'
 0 10 20 30 FEET

SITE PLAN



CASSWELL DESIGN GROUP, LLC
 982 BRIGHTON DR. LAWRENCEVILLE, GA, 30043
 (404) 317-8788 casswelldesigngroup.net



MIRIAM LANE TRUST
 ADDITION
 DECATUR, GA

SITE PLAN
 PROJECT NUMBER
 C201
 19069
 DATE
 MAY 05, 2019

LEGEND			
R/W	RIGHT-OF-WAY	CMF/153	CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	CL	COVER LINE
B/L	BUILDING LINE	DB	DEED BOOK
CTP	COMPUTED TOP PIPE	PLB	PLAT BOOK
OTF	OPEN TOP PIPE	FFE	FINISHED FLOOR ELEVATION
IFF/B	IRON PIN FOUND	EOP	EDGE OF PAVEMENT
IPS/O	IRON PIN SET	BC	BACK OF CURB
O	COMPUTED CORNER	RB	REBAR

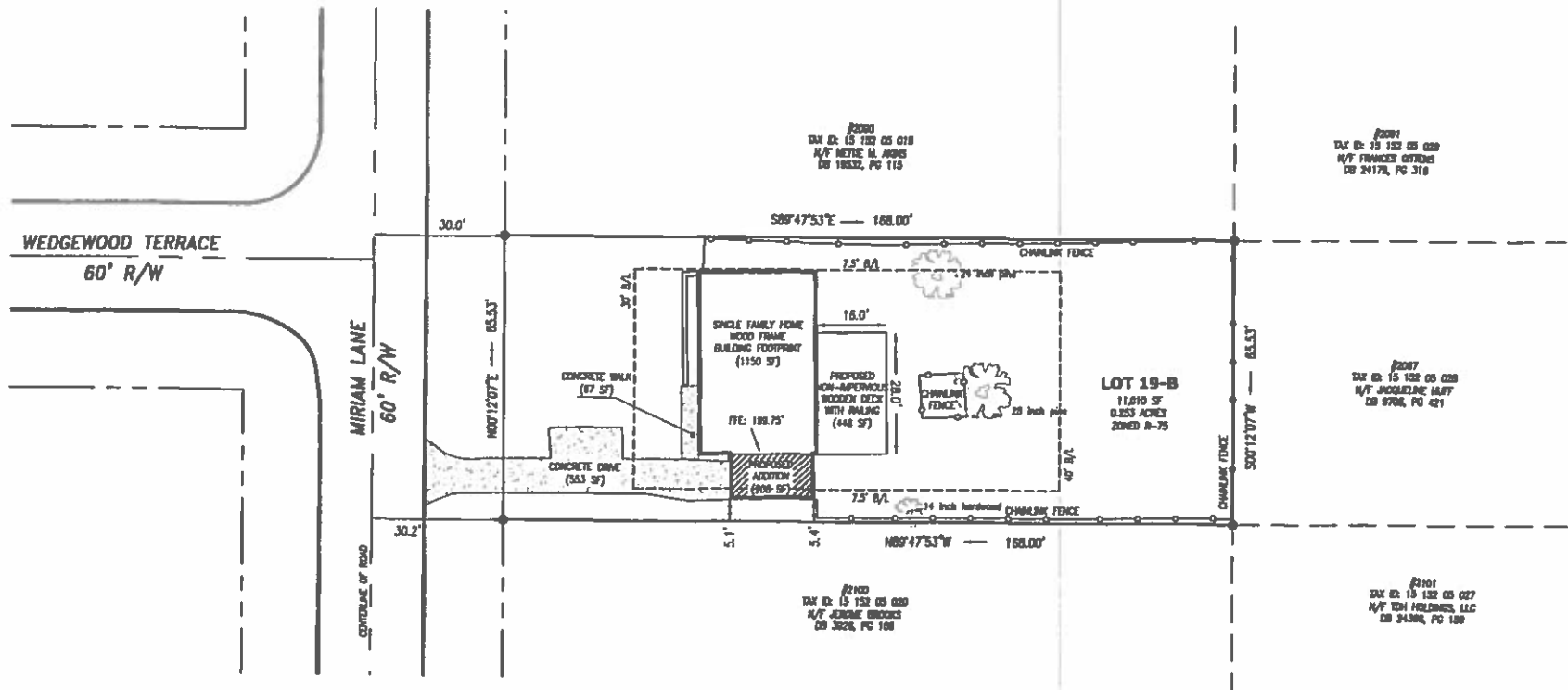
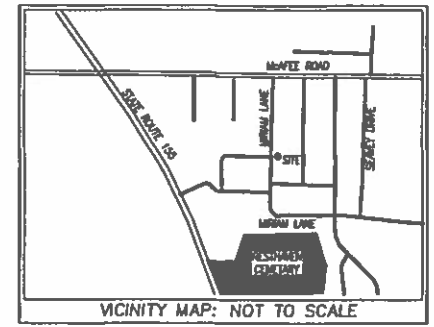
N
RECORD NORTH



SURVEYORS CERTIFICATION (HI):

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATION REQUIREMENTS, OR SUABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-4-67.

Zachary R. Garrett 05/14/2019
ZACHARY R. GARRETT
GEORGIA REGISTERED LAND SURVEYOR #3169 DATE



SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE SS ROBOTIC TOTAL STATION AND A CHAMPION GPS NETWORK ROVER ANTENNA.
4. ALL IRON PINS SET ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THE THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DEED AND PLAT REFERENCES:

1. WARRANTY DEED FOR CHARLES WILLIAMS AS TRUSTEE OF THE MIRIAM LANE TRUST DATED FEBRUARY 26, 2018, RECORDED IN DEED BOOK 27414, PG 273 OF DEKALB COUNTY, GEORGIA LAND RECORDS.
2. PLAT FOR WOODLAND ACRES SUBDIVISION, RECORDED IN PLAT BOOK 18, PAGE 100 OF DEKALB COUNTY, GEORGIA LAND RECORDS.

FLOODMAP NOTES:

I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13080C 0132J WITH AN EFFECTIVE DATE OF MAY 18, 2013 AND DETERMINED THAT NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

ZONING NOTES:

THIS PROPERTY IS ZONED R-75, WITHIN THE CITY OF DECATUR. MINIMUM YARD REQUIREMENTS FOR THIS ZONING ARE AS FOLLOWS:
FRONT: 30'
SIDE: 7.5'
REAR: 40'

**THERE ARE NO STATE WATERS
REQUIRING A BUFFER ON OR WITHIN
200 FEET OF THIS SITE**

LOT AREA (IMPERVIOUS SURFACE) NOTES:

TOTAL AREA: 11,010 SF, 0.253 ACRES

EXISTING IMPERVIOUS SURFACE AREAS:

EXISTING HOUSE: 1150 SF
CARPORT: 200 SF
CONCRETE DRIVE AND WALK: 620 SF
EXISTING IMPERVIOUS SURFACE AREAS
TOTAL: 1,970 SF, 0.045 ACRES = 17.8% OF TOTAL AREA

FLOOR AREA RATIO NOTES:

EXISTING FLOOR AREAS
HOUSE AREA: 1150 SF
EXISTING FLOOR TO AREA RATIO:
1150/11010=0.104, OR 10.4%

PROPOSED IMPERVIOUS SURFACE AREAS:

EXISTING HOUSE: 1150 SF
PROPOSED ADDITION: 700 SF
EXISTING CONCRETE DRIVE AND WALK TO REMAIN: 620 SF
PROPOSED IMPERVIOUS SURFACE AREAS
TOTAL: 1,870 SF, 0.043 ACRES = 17.5% OF TOTAL AREA

PROPOSED FLOOR AREAS:

PROPOSED FLOOR TO AREA RATIO:
1350/11010=0.1226, OR 12.26%

THIS PROPERTY IS NOT WITHIN THE CITY OF DECATUR			
STATE: GEORGIA	NEAREST CITY: DECATUR	REVISION INDEX:	
COUNTY: DEKALB			
LANDLOT: 152	TAX ID: 15 152 05 019		
LAND DISTRICT: 15	DRAFTED BY: ZRG		
DATE OF FIELD WORK: 04/24/2019			

SITE PLAN FOR:
CHAR'LEE VISION PROPERTIES, LLC
BASED ON A RETRACEMENT SURVEY ON 2096 MIRIAM LANE, DECATUR, GA 30032

SHEET#
1 of 1