



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: charlesvision@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: charlesvision@gmail.com

Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2096 Miriam Ln 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

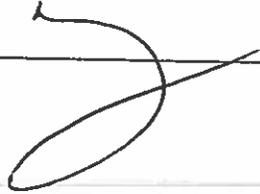
I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

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



DeKalb County
GEORGIA

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT 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 and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

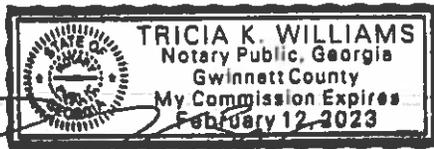
DATE: 5/15/19

Applicant/Agent: [Signature]
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Charles Williams As Trustee of The Milling Lane Trust
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:



Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

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

charlevision@gmail.com

(404) 623-1999

LOT AREA PROPOSED IMPROVEMENT SURFACE AREAS

TOTAL LOT AREA 11,070 SF OR 0.253 ACRES
 EXISTING IMPERVIOUS SURFACE AREAS 1,870 SF OR 0.043 ACRES
 EXISTING HOUSE 1150 SF
 PROPOSED ADDITION (CONVERTED CARPORT) 200 SF
 PROPOSED CONCRETE DRIVE AND WALK 820 SF (SAME AS EXISTING)
 PROPOSED IMPERVIOUS SURFACE AREAS TO REMAIN SAME AS EXISTING
 TOTAL 1,870 SF OR 0.043 ACRES = 17.9% OF TOTAL AREA

FLOOR AREA RATIOS

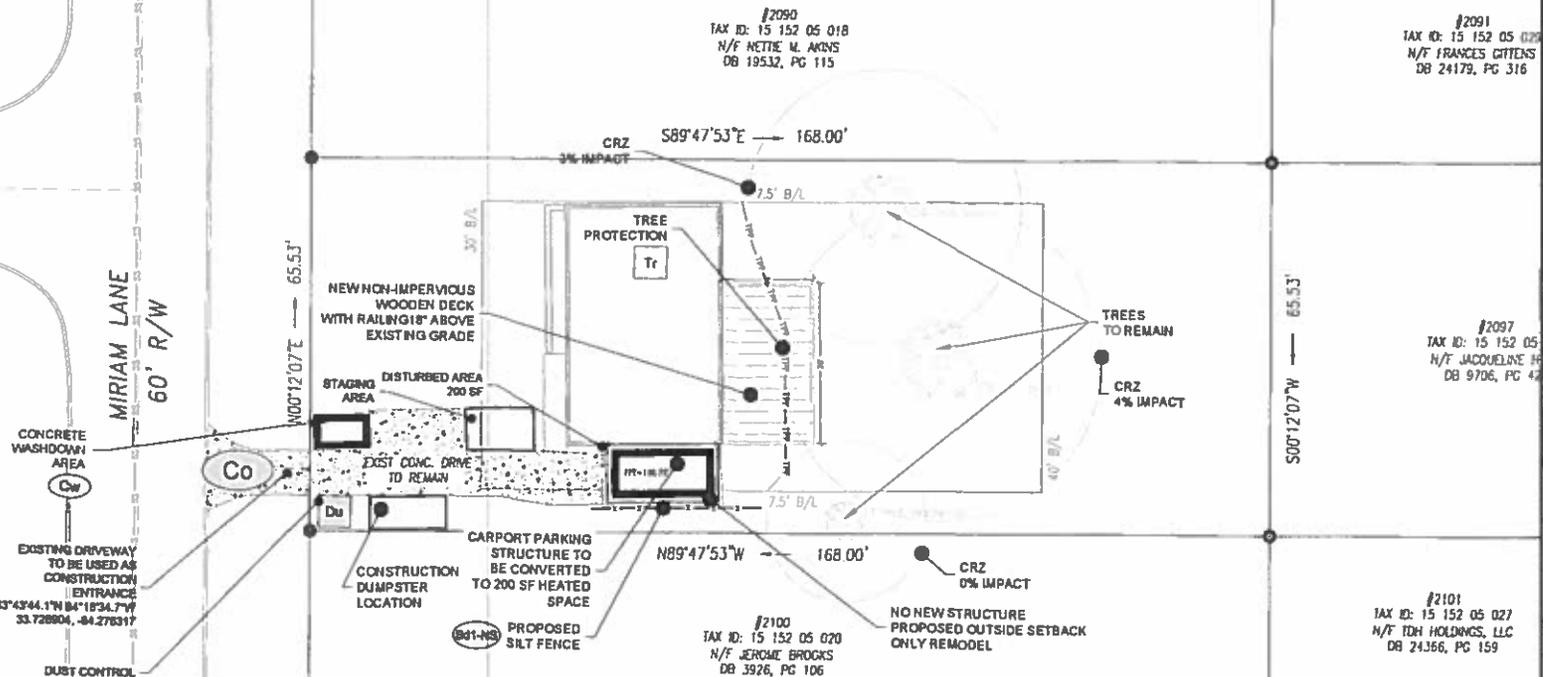
EXISTING FLOOR AREAS
 HOUSE AREA 1150 SF
 EXISTING FLOOR TO AREA RATIO
 1150/12090 104 LR 10.3%

PROPOSED FLOOR AREAS
 HOUSE AREAS 1550 SF
 PROPOSED FLOOR TO AREA
 RATIO
 1550/12090 122 LR 12.8%

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE DEKALB COUNTY, STATE OF GA REGULATIONS AND CODES, AS WELL AS ALL OSHA STANDARDS
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WENT FROM A SURVEY BY ALPHA LAND SERVICES, ADDRESS 1025 BOND VILLE COURT, LOGANVILLE, GA 30057 DATED SEPTEMBER 21, 2018
3. ACCORDING TO THE SURVEY PREPARED BY GARRETT LAND SURVEYING, LLC DATED 04/24/2019, THE SUBJECT PROPERTY OF THIS SURVEY HAS BEEN FOUND TO NOT RESIDE IN A FLOOD ZONE, AND IS OUTSIDE THE LIMITS OF THE 10-YEAR FLOOD ZONE
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEAVE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & 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
12. THE EXACT LOCATION OF WALKWAY RAMP 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 NOTICED 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 WOODLAWN STREET, IN THE DEKALB COUNTY, FULTON COUNTY, STATE OF GEORGIA
17. OWNER'S INFORMATION: MIRIAM LANE TRUST
18. ENGINEER: CASHWELL DESIGN GROUP, LLC 882 BRIGHTON DR LAWRENCEVILLE, GA 30043. PHONE (604) 217-8788. CONTACT HANNAH CASHWELL, CASHWELLED@CSGROUP.NET
19. BUILDING LOCATION IS TO THE OUTSIDE FACE OF SLOPE. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS
20. PROPOSED SIDEWALKS THIS PRIVATE PROPERTY TO BE MAINTAINED BY THE OWNER OR TO BE DEDICATED TO DEKALB COUNTY
21. ALL NEW INSTALLATION SHOULD BE MATCHED WITH THE EXISTING

WEDGEWOOD TERRACE
 60' R/W



SCALE 1" = 10'
 0 10 20 30 FEET

SITE PLAN



CASHWELL DESIGN GROUP LLC
 982 BRIGHTON DR. LAWRENCEVILLE, GA. 30043
 (604) 317-8788 cashwelldesigngroup.net



SITE PLAN
 FOR
 MIRIAM LANE TRUST
 ADDITION
 DECATUR, GA

PROJECT NUMBER
C201

PROJECT NUMBER
19069

DATE
MAY 05, 2019

LEGEND		
R/W	RIGHT-OF-WAY	CMF/CS CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	(C) COVER LINE
B/L	BUILDING LINE	DB DEED BOOK
CTP	COMBED TOP PIPE	FB PLAT BOOK
OTF	OPEN TOP PIPE	FTE FINISHED FLOOR ELEVATION
IFF/B	IRON PIN FOUND	EOP EDGE OF PAVEMENT
IPS/O	IRON PIN SET	BC BACK OF CURB
O	COMPUTED CORNER	RS REBAR

RECORD NORTH

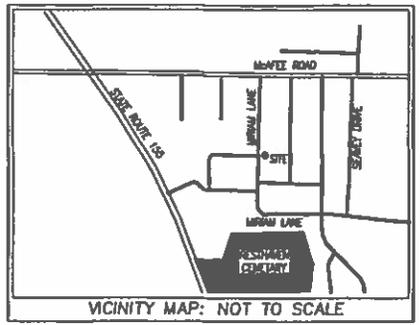


SURVEYORS CERTIFICATION (311):

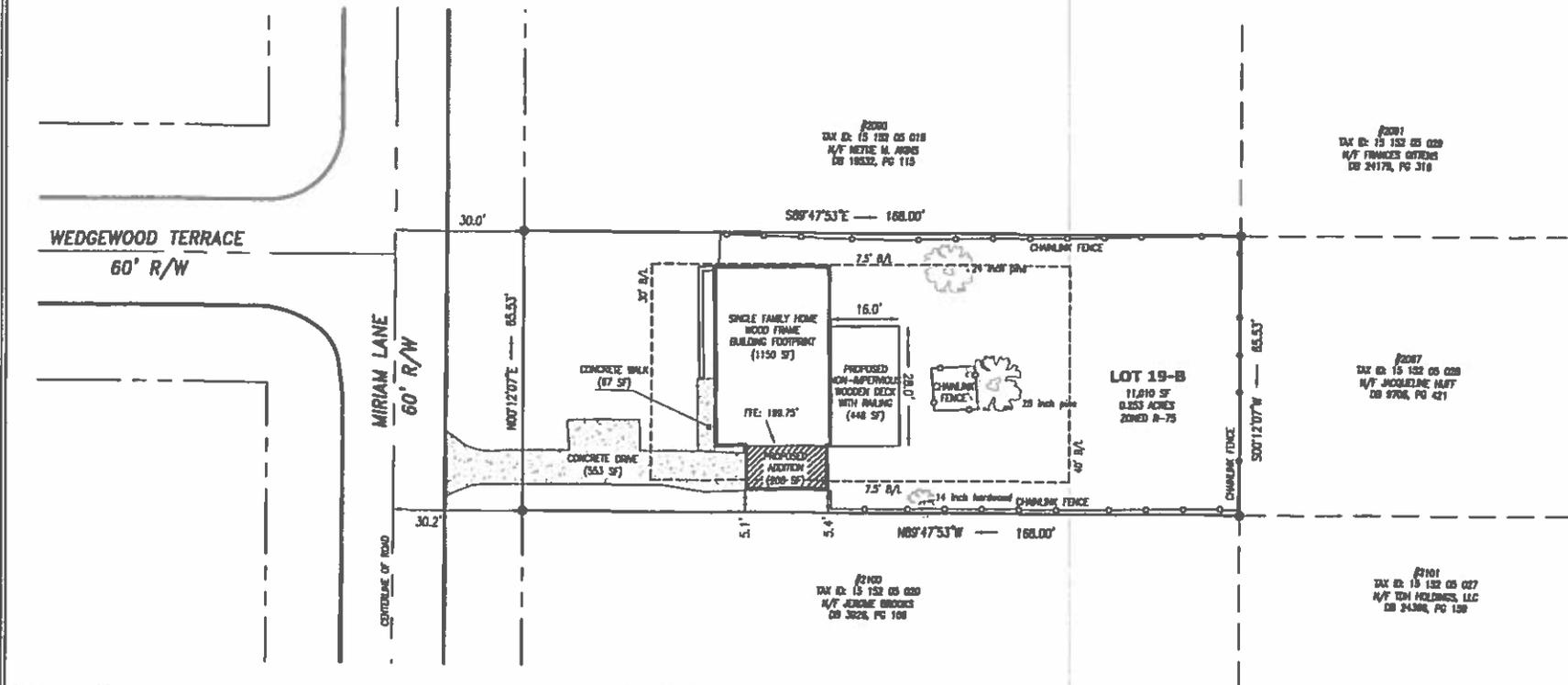
This plat is a retracement of an existing parcel or parcels of land and does not substitute or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR 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.

05/14/2019

ZACHARY R. GARRETT
GEORGIA REGISTERED LAND SURVEYOR #3169



RESERVED FOR COURT CLERK USE



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 10,000 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE SS ROBOTIC TOTAL STATION AND A CHAMPION EDPS NETWORK REVER 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 THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DEED AND PLAT REFERENCES:

1. SHARVITZ 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 FIRM FLOOD INSURANCE RATE MAP PANEL NO. 13090C 0132J WITH AN EFFECTIVE DATE OF MAY 18, 2013 AND DETERMINED THAT NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

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: 800 SF
 EXISTING IMPERVIOUS SURFACE AREAS TOTAL: 1,970 SF, 0.045 ACRES = 17.8% OF TOTAL AREA

PROPOSED IMPERVIOUS SURFACE AREAS:

EXISTING HOUSE: 1150 SF
 PROPOSED ADDITION: 200 SF
 EXISTING CONCRETE DRIVE AND WALK TO REMAIN: 800 SF
 PROPOSED IMPERVIOUS SURFACE AREAS TOTAL: 1,970 SF, 0.045 ACRES = 17.8% OF TOTAL 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**

FLOOR AREA RATIO NOTES:

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

PROPOSED FLOOR AREAS:
 HOUSE AREA: 1350 SF

PROPOSED FLOOR TO AREA RATIO:
 1350/11010=0.1226, OR 12.2%

THIS PROPERTY IS NOT WITHIN THE CITY OF DECATUR

STATE: GEORGIA	NEAREST CITY: DECATUR	REVISION INDEX:
COUNTY: DEKALB	TAX ID: 15 152 05 019	
LANDLOT: 152	DRAFTED BY: ZRG	
LAND DISTRICT: 15	DATE OF FIELD WORK: 04/24/2019	

GARRETT LAND SURVEYING, LLC
 804 WARREN WAY
 WINSTON, GA 30090
 770-883-2809

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

SHEET#
1 of 1