DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA  30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: July 7, 2020, 6:30 P.M.
Board of Commissioners Hearing Date: July 30, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-20-1243968
Location/Address: 2017 Memorial Drive, Atlanta, GA
Parcel ID: 15-179-1243968
Request: Rezone property from R-75 (Single-Family Residential-75) District to RSM (Small Lot Residential Mix) district to allow four single-family attached townhomes.
Property Owner(s): Busayo Kayede
Applicant/Agent: Stark Haus, LLC
Acreage: .2 acres
Existing Land Use: Undeveloped and wooded

Surrounding Properties: To the north (City of Atlanta): under construction for residential; to the northeast (city of Atlanta): single-family residential; to the east (zoned MR-2): townhomes; to the west (zoned R-75: a place of worship.

Comprehensive Plan: NC (Neighborhood Center)

<table>
<thead>
<tr>
<th>Proposed Density: 19.32 units/acre</th>
<th>Existing Density: N.A. (undeveloped)</th>
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</thead>
<tbody>
<tr>
<td>Proposed Units: 4</td>
<td>Existing Units/Square Feet: N.A. (undeveloped)</td>
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<tr>
<td>Proposed Lot Coverage: 79.72%</td>
<td>Existing Lot Coverage: N.A. (undeveloped)</td>
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Prepared 6/4/2020 by: MLF
APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKalB COUNTY, GEORGIA

Z/CZ No. ___________________________ Filing Fee: ___________________________

Date Received: ___________________________ Application No.: ___________________________

Applicant: Busayo Kayode Stark Haus LLC. E-Mail: Stark Haus LLC@gmail.com

Applicant Mailing Address:
2625 Piedmont Rd. Ste 56-151 Atlanta GA 30324

Applicant Phone: 646-5927371 Fax: ___________________________

Owner(s): Busayo Kayode E-Mail: Stark Haus LLC@gmail.com

Owner’s Mailing Address: 15326 115th Drive Queens NY 11434

Owner(s) Phone: 6465927371 Fax: ___________________________

Address/Location of Subject Property: 2017 Memorial Drug

District(s): Land Lot(s): 179 Block: Parcel(s):

Acreage: 0.207 Commission District(s): 15TH

Present Zoning Category: R-75 Proposed Zoning Category: MR-2

Present Land Use Category: 'NC'

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ______ Yes ______ No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

______________________
Notary Public

EXPIRATION DATE/SEAL

330 West Ponce de Leon Avenue - Suite 800-500 - Decatur, Georgia - 30030

(404) 371-2300 (M-F 8:30AM-5:00PM)

Signature of Applicant / Date
7-10-2021

Expiration Date / Seal

Check One: Owner Agent
Currently a construction site

Memorial Drive

Place of Worship
N. 10  Z-20-1243968  Site Photos