



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: May 07, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: May 28, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1242997 **Agenda #:** N.2

Location/Address: The southwest corner of Citadel Drive and Brook Forest Drive at 1384 Brook Forest Drive, Atlanta, Georgia. **Commission District:** 3 **Super District:** 6

Parcel ID: 18-108-13-011

Request: To request a Special Land Use Permit (SLUP) to allow a home occupation with customer contact (Personal Training) in an R-85 (Residential Medium Lot) District.

Property Owners: Dellanney M. Snyder

Applicant/Agent: Dellanney M. Snyder

Acreage: .41 Acres

Existing Land Use: One (1) Single-Family Detached Residence

Surrounding Properties: Single-Family Detaches Residences

Adjacent & Surrounding Zoning: North, West, South & East: R-85 (Residential Medium Lot) District

Comprehensive Plan: Suburban (SUB) Consistent X

| | |
|---|---|
| Proposed Building Square Feet: N/A | Existing Units: one (1) Single-Family Detached Residence |
| Proposed Lot Coverage: N/A | Existing Lot Coverage: 43.1% |

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 11/28/18

Application No: SLUP-19-1242997

APPLICANT NAME: Dellanney Maxwell Snyder

Daytime Phone: 678-429-1986

E-Mail: dellanneyjm@yahoo.com

Mailing Address: 1384 Brook Forest Dr. Atlanta, Ga 30324

Owner Name: Dellanney M. Snyder ; Eric Alan Snyder
(If more than one owner, attach contact information for each owner)

Daytime Phone: Dellanney - 678-429-1986
Eric - 404-663-4453

E-Mail: dellanneym@yahoo.com

Mailing Address: 1384 Brook Forest Dr Atlanta 30324

SUBJECT PROPERTY ADDRESS OR LOCATION: 1384 Brook Forest Dr.
Atlanta DeKalb County, GA, 30324

Parcel ID: 18-108-13-011 Acreage or Square Feet: _____ Commission District 2

Existing Zoning: R85 Proposed Special Land Use (SLUP) _____

Personal training in Residence

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 Dellanney M. Snyder

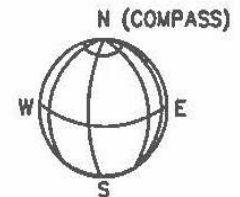
Printed Name of Applicant: Dellanney M. Snyder

Notary Signature and Seal: _____

GENERAL NOTES:

- 1: This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
- 2: This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

This plot 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 hereon.
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE 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 15-6-67.



LEGEND

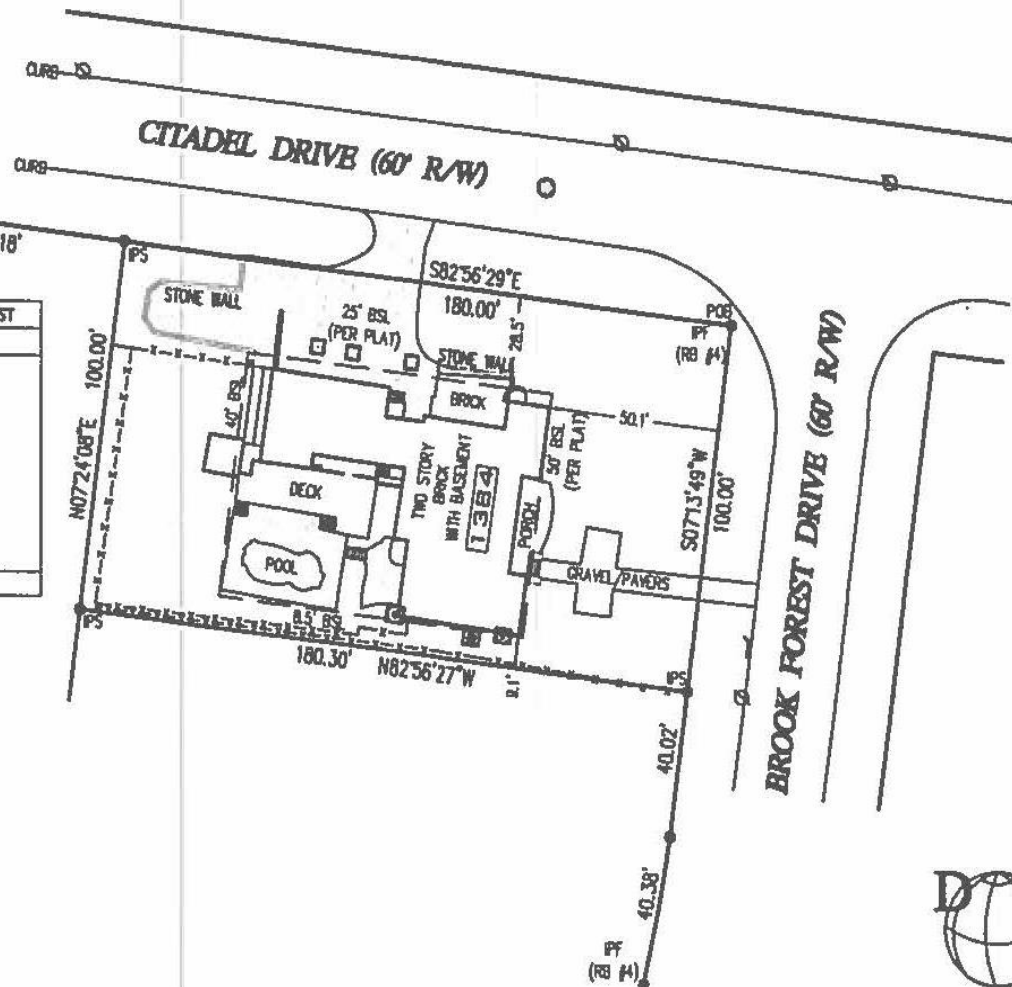
- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003



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| IMPERVIOUS CALCULATIONS 1384 BROOK FOREST | |
|---|--|
| ZONING: R-85 | |
| HOUSE = 3,073 S.F. | |
| FRONT WALK = 455 S.F. | |
| PORCH = 251 S.F. | |
| BRICK = 304 S.F. | |
| WALLS = 99 S.F. | |
| DRIVE = 2,075 S.F. | |
| DECK = 536 S.F. | |
| CONC. PAD = 753 S.F. | |
| POOL = 219 S.F. | |
| IMPERVIOUS TOTAL = 7,765 S.F. | |
| LOT COVERAGE | |
| 7,765 S.F. / 18,015 S.F. = 43.1% | |

REFERENCE: PB 19 PG 38
 DB 26763 PG 334

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0054J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 26763 PG 334
 PROPERTY OWNER AT TIME OF SURVEY: QUINN FAMILY LIVING TRUST & PAMELA A. SCHARBAUM
 PARCEL NUMBER: 18-108-13-011

TOTAL AREA: 18,015 SQ FT, 0.414 AC
 CALCULATED PLAT CLOSURE: 1:1,365,526

FIELD DATA:

DATE OF FIELD SURVEY 8-28-2018

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:

ELECTRONIC TOTAL STATION

SURVEY FOR
 ERIC SNYDER
 LOT 11, BLOCK D, UNIT 2, LA VISTA SUBDIVISION

1384 BROOK FOREST

DEKALB COUNTY, GEORGIA
 LAND LOT 108, DIST 18
 DATE: AUGUST 30, 2018







