



DeKalb County Government

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

Agenda Item

File #: 2020-0839

9/24/2020

File Status: Preliminary Item

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Daniel J Reuter to rezone property from R-75 (Single-Family Residential) District to R-60 (Single-Family Residential) District to create two lots, at 1377 Scott Boulevard.

PETITION NO: N7. Z-20-1244119 2020-0839

PROPOSED USE: Detached single-family structure.

LOCATION: 1377 Scott Boulevard

PARCEL NO. : 18-050-12-005

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Daniel J Reuter to rezone property from R-75 (Single-Family Residential) District to R-60 (Single-Family Residential) District to create two lots. The property is located on the southeast corner of Scott Boulevard and Pensdale Road, approximately 290 feet south of Eastland Road, at 1377 Scott Boulevard in Decatur, Georgia. The property has approximately 80 feet of frontage along Scott Boulevard, 200 feet of frontage along Pensdale Road and contains 0.36 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The intent of the R-60 (Single-Family Residential) zoning district is to provide for the protection of neighborhoods within the County where lots have a minimum area of six thousand (6,000) square feet or three thousand five hundred (3,500) square feet. The proposed R-60 (Single-Family Residential) zoning district will be incompatible with adjacent and surrounding R-75 zoned properties. Per the County's GIS, majority of those lots that surround the subject property have lot sizes that ranged from approximately 14,000 to 16, 000 square feet. The R-75 zoning district requires a minimum lot size of 10,000 square feet, causing the

File #: 2020-0839

9/24/2020

File Status: Preliminary Item

proposal of R-60 to be inconsistent with the adjacent and surrounding lot sizes. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning from R-75 (Residential Medium Lot) District to R-60 (Residential Medium Lot) District be "Denied".

PLANNING COMMISSION VOTE: Approval 7-0-0. A. Atkins moved, J. West seconded for "Approval". V. Moore was no longer present.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral 4-0-0.



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov**

Michael Thurmond
 Chief Executive Officer

**Planning Commission Hearing Date: September 1, 2020
 Board of Commissioners Hearing Date: September 24, 2020**

STAFF ANALYSIS

Case No.: Z-20-1244119 **Agenda #:** N.7

Location/Address: Southeast corner of Scott Boulevard and Pensdale Road, at 1377 Scott Boulevard Decatur, Georgia. **Commission District:** 02 **Super District:** 06

Parcel ID: 18-050-12-005

Request: To rezone property from R-75 (Single-Family Residential) District to R-60 (Single-Family Residential) District to create two lots.

Property Owner/Agent: Same As Applicant

Applicant/Agent: Daniel J Reuter

Acreage: .37 acres

Existing Land Use: Detached Single Family Structure

Surrounding Properties/ Adjacent Zoning: **North:** R-75(Residential Small Lot) District; Detached Single Family Residences. **East:** R-75(Residential Small Lot) District; Detached Single Family Residences **South:** R-75(Residential Small Lot) District; Detached Single Family Residences **West:** R-75(Residential Small Lot) District; Detached Single Family Residences

Comprehensive Plan: Suburban (SUB)

Consistent **Inconsistent**

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: N/A	Existing Units/Square Feet: N/A
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A

SITE ANALYSIS

The subject property has approximately .37 acres and has approximately 80 feet of street frontage along Scott Boulevard and approximately 200 feet along Pensdale Road. The property is currently developed with a one-story stucco house along with mature trees. To the north of the subject property across Scott Boulevard road is a detached single family residence on an R-75 (Residential Small Lot) zoned property. Directly east and south are detached single-family residences on R-75 (Residential Small Lot) zoned properties. West of the subject property, across Pensdale Road are detached single family residences on R-75 (Residential Small Lot) zoned property.

ZONING HISTORY

Based on DeKalb County records, it appears that the zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

ZONING ANALYSIS

The site is currently zoned R-75 (Residential Medium Lot). The proposed R-60 (Single-Family Residential) zoning district will be inappropriate for the site given its inconsistency with the surrounding zoning classifications and lot sizes.

Per section 27- 2.8.1. of the DeKalb County Zoning ordinance, the intent of the R-60 (Single-Family Residential) zoning district is to provide for the protection of neighborhoods within the County where lots have a minimum area of six thousand (6,000) square feet or three thousand five hundred (3,500) square feet. The proposed R-60 (Single-Family Residential) zoning district incompatible with adjacent and surrounding R-75 zoned properties. Per the County's GIS, majority of those lots that surround the subject property have lot sizes that ranged from approximately 14,000 to 16,000 square feet. The R-75 zoning district requires a minimum lot size of 10,000 square feet, causing the proposal of R-60 to be inconsistent with the adjacent and surrounding lot sizes.

PROJECT ANALYSIS

Per the submitted application and site plan, the applicant is requesting to rezone the subject property from R-75 (Residential Medium Lot -75) District to R-60 (Residential Medium Lot) District to subdivide the subject property into two individual lots. The existing structure currently has an old swimming pool in the rear yard. The applicant is proposing to remove the existing swimming pool and construct a new home on the second lot.

Per the applicant, all the existing trees on the site will be retained. The buffers and landscaped areas on the property will be retained and enhanced.

Per the letter of intent, parking for the proposed home would be accessed from Pensdale Road with a built drive-way in the side-yard adjacent to the existing home. The existing home will remain on the original lot.

IMPACT ANALYSIS

Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The 2035 Comprehensive Plan designates the subject site within the Suburban (SUB) Character Area. The Suburban (SUB) Character Area is identified as areas with low pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The proposed rezoning and development is compatible with the policy and intent of the 2035 Comprehensive Plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The proposed rezoning to the R-60 (Residential Medium Lot) District will allow for the development of a single family detached structure which will be compatible with adjacent and surrounding uses of the subject properties.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The subject property has a reasonable economic use as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The rezoning request to the R-60 (Single-Family Residential) zoning district should not adversely affect the use or usability of adjacent and/or nearby residential properties.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

Per section 27- 2.8.1. of the DeKalb County Zoning ordinance, the intent of the R-60 (Single-Family Residential) zoning district is to provide for the protection of neighborhoods within the County where lots have a minimum area of six thousand (6,000) square feet or three thousand five hundred (3,500) square feet. The proposed R-60 (Single-Family Residential) zoning district incompatible with adjacent and surrounding R-75 zoned properties. Per the County's GIS, majority of those lots that surround the subject property have lot sizes that ranged from approximately 14,000 to 16, 000 square feet. The R-75 zoning district requires a minimum lot size of 10,000 square feet, causing the proposal of R-60 to be inconsistent with the adjacent and surrounding lot sizes.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

There are no known historic buildings, sites, districts or archeological resources that would be adversely affected by the rezoning request to the R-60 District.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The zoning proposal will would not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The request for R-60 zoning on the site should not adversely impact the environment or surrounding natural resources. The applicant will be required to go through the Land Disturbance Permitting (LDP) process to ensure the tree preservation standards and storm water management standards requirements are met.

COMPLIANCE WITH DISTRICT STANDARDS PER TABLE 2.2

Property zoned for R-60 (Residential Medium Lot) must comply with minimum development standards per Article 2 – Table 2.2 Residential Zoning Districts Dimensional Requirements of the DeKalb County Zoning Ordinance.

RSM STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH (M)	60 FEET	75 feet	YES
LOT AREA (M)	6,000 SQUARE FEET/ 3,500 SQUARE	6,000 SQUARE FEET	YES
LOT COVERAGE	35% (MAXIMUM)	N/A	N/A
FRONT BUILDING SETBACK	20 FEET	20 FEET	YES
SIDE BUILDING SETBACK	7.5 FEET	0 FEET	YES
REAR SETBACK	30 FEET	30 FEET	YES
HEIGHT	35 FEET	Under 35 Feet	YES
PARKING – ARTICLE 6	TWO (2) SPACES PER DWELLING UNIT	2 SPACES	YES
OPEN SPACE	MINIMUM 20%	20%	YES

STAFF RECOMMENDATION: DENIAL

The intent of the R-60 (Single-Family Residential) zoning district is to provide for the protection of neighborhoods within the County where lots have a minimum area of six thousand (6,000) square feet or three thousand five hundred (3,500) square feet. The proposed R-60 (Single-Family Residential) zoning district will be incompatible with adjacent and surrounding R-75 zoned properties. Per the County’s GIS, majority of those lots that surround the subject property have lot sizes that ranged from approximately 14,000 to 16, 000 square feet. The R-75 zoning district requires a minimum lot size of 10,000 square feet, causing the proposal of R-60 to be inconsistent with the adjacent and surrounding lot sizes. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning from R-75 (Residential Medium Lot) District to R-60 (Residential Medium Lot) District be **DENIED**.

Attachments:

- 1. Department and Division Comments**
- 2. Application**
- 3. Site Plan**
- 4. Zoning Map and Land Use Map**
- 5. Aerial Photograph/Site Photographs**



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-20-124419 Parcel I.D. #: 18-050-12-005

Address: 1377
Scott Blvd
Decatur, 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) 6/7TH 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 interrupt traffic flow.

Signature: [Handwritten Signature]



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 OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-20-1244119

Parcel I.D. #: 18-050-12-005

Address: 1377 Scott Boulevard

Decatur, Georgia

WATER:

Size of existing water main: 8" DI Water Main *mso* (~~adequate~~/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: South 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: *[Signature]*



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.

08/13/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

New Cases:

- N.1 SLUP-20-12244105 2020-0833 / 18-111-03-018
2933 North Druid Hills Road, Atlanta, GA 30329
 - Please review general comments.
 - Septic system installed on location surrounding 2933 North Druid Hills. The location with septic system installed was 2814 North Druid Hills Road on 08/02/1963.

- N.2 LP-20-1244107 / 2020-0834 /18-196-04,18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037, 18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041
2814 Clairmont Road, Atlanta, GA 30329
 - Please review general comments.
 - Septic installed on property 2920 Clairmont Road on 04/07/1974 within the vicinity of property 2814 Clairmont.

- N.3 Z-20-1244108 / 2020-0835 / 18-196004-029, 18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037, 18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041
2814 Clairmont Road, Atlanta, GA 30329
 - Please review general comments.

- N.4 SLUP-20-1244110 / 2020-0836 / 18-283-02-012, 18-283-02-007, 18-283-02-008
3214 Chamblee-Tucker Road, Chamblee, GA 30341
 - Please review general comments.
 - Septic system installed on property 04/13/1961

- N.5 LP-20-1244114 / 2020-0837 / 16-252-02-002
8400 Pleasant Hill Way, Lithonia, GA 30058
 - Please review general comments.
 - Septic system installed on property near vicinity at 8406 Pleasant Hill Way

- N.6 Z-20-1244113 / 2020-0838 / 16-254-02-002
8400 Pleasant Hill Way, Lithonia, GA 30058
 - Please review general comments.

- N.7 Z-20-1244119 / 2020-0839 / 18-050-12-005
1377 Scott Blvd., Decatur, GA 30030
 - Please review general comments.



Board of Health

N.8 Z-20-1244120 / 2020-0840 / 15-201-07-001, 15-201-07-003, 15-201-07-004, 15-201-07-005, 15-201-07-007

3229 Memorial Drive, Decatur, GA 30032

- Septic system installed on in same vicinity. The location is 3232 Memorial Drive on 04/21/1970.
- Please review general comments.

N.9 TA-20-1244141 / 2020-0841 / 18-043-01-004

4900 Memorial Drive, Stone Mountain, GA 30083

- Please review general comments.
- Septic System installed on 09/11/1964 at property 4947 Memorial Drive.

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net

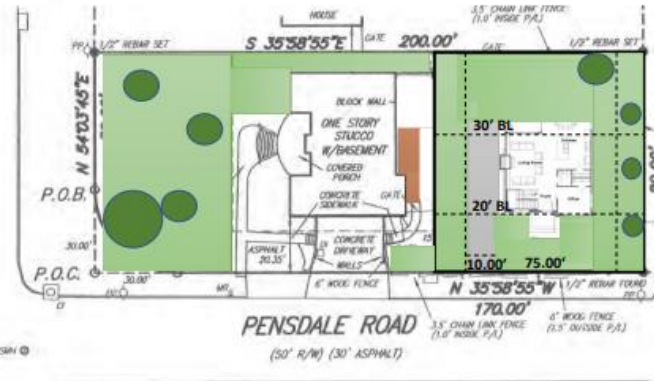
1377 Scott Blvd. - DeKalb County Site Plan – New Lot Retain Historic Triplex



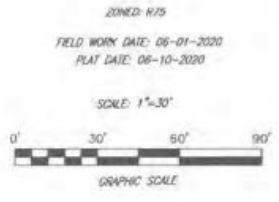
- LEGEND**
- MONUMENT FORM/SET
 - M/W W/ TOP METEER
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - N/E NEW OR FORMALLY
 - P.A. PROPERTY LINE
 - B.S.L. BUILDING SETBACK LINE
 - R/W ROAD RIGHT-OF-WAY LINE
 - ⊖ POWER POLE
 - ⊖ HD MAILBOX
 - ⊖ HD CURB INLET
 - ⊖ HD DRAIN INLET
 - ⊖ SANITARY STREET MANHOLE

TOTAL AREA
0.363 ACRES
15,807 SF

SCOTT BOULEVARD
(100' R/W) (44.0' ASPHALT)



- REFERENCES:**
- SUBDIVISION OF PART OF RIDGELAND PARK RECORDED IN PS 14 PG 95 OF THE DEKALB COUNTY RECORDS.
- SURVEY NOTES:**
- BEARING ORIENTATION IS MAGNETIC FROM COMPASS READING.
 - 50' FRONT AND 15' SIDE BUILDING SETBACKS ARE FROM REF. # 1.
40' REAR AND 7.5' SIDE BUILDING SETBACKS ARE FROM CURRENT ZONING R-75.



LEGEND

- MONUMENT FOUND/SET
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/P. NUB OF FORMALLY
- P.L. PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W. ROAD RIGHT-OF-WAY LINE
- PP. POWER POLE
- ME. MAILBOX
- CM. CURB INLET
- SM. STREET INLET
- SSM. SANITARY SEWER MANHOLE

TOTAL AREA
0.363 ACRES
15,807 SF

SCOTT BOULEVARD
(100' R/W) (44.0' ASPHALT)

Curve	Radius	Length	Chord	Chord Bear.
CT	30.00'	47.10'	42.41'	N 09°02'25" E

SURVEYORS CERTIFICATION

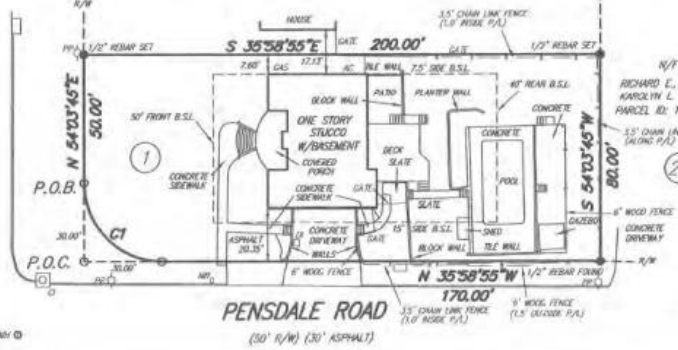
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-82.



J.D. GRACE
LAND SURVEYING, LLC
2318 KIMBERLIE COURT
ATLANTA, GA. 30350
OFFICE: (770) 733-4649
CELL: (678) 557-0100
jgrace13@yahoo.com

SITE ADDRESS:
1377 SCOTT BOULEVARD
DEKALB, GEORGIA 30030
LOT 1, BLOCK E
HEDGELAND PARK SUBDIVISION
PARCEL ID: 18 050 12 005

BOUNDARY SURVEY
FOR
DANIEL J. REUTER
LAND LOT 50, 18TH DISTRICT
DEKALB COUNTY, GEORGIA



MEASUREMENTS WERE TAKEN WITH A LEICA TOPP 1205 WITH ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1"/10,101'. PLAT PRECISION OF CLOSURE CALCULATED 1"/10,544.218'.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTAINTMENT BY THE SURVEYOR.

REFERENCES:

1. SUBDIVISION OF PART OF HEDGEWOOD PARK RECORDED IN PG 14 PG 95 OF THE DEKALB COUNTY RECORDS.

SURVEY NOTES:

1. BEARING ORIENTATION IS MAGNETIC FROM COMPASS READING.
2. 50' FRONT AND 15' SIDE BUILDING SETBACKS ARE FROM REF. # 1.
40' REAR AND 7.5' SIDE BUILDING SETBACKS ARE FROM CURRENT ZONING R-25.

ZONED: R-25

FIELD WORK DATE: 06-01-2020
PLAT DATE: 06-10-2020

SCALE: 1"=30'

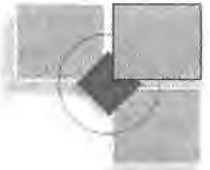




DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Dan Reuter E-Mail: Contact@danreuter.com

Applicant Mailing Address: 1377 Scott Boulevard, Decatur, GA 30030

Applicant Phone: 404-229-3734 Fax: _____

Owner(s): Dan Reuter E-Mail: Same
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: Same

Owner(s) Phone: Same Fax: _____

Address/Location of Subject Property: _____

District(s): 18 Land Lot(s): 50 Block: E Parcel(s): 1

Acreage: .363 (15,807 sq. ft.) Commission District(s): 2, 6

Present Zoning Category: R-75 Proposed Zoning Category: R-60

Present Land Use Category: SUB

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
5/4/2024
EXPIRATION DATE / SEAL

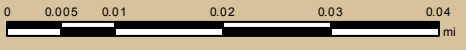


SIGNATURE OF APPLICANT / DATE

Check One: Owner [checked] Agent



Zoning Map



Date Printed: 8/6/2020

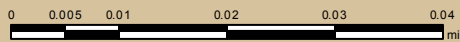


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



Future Land Use Map



Date Printed: 8/6/2020



DeKalb County GIS Disclaimer

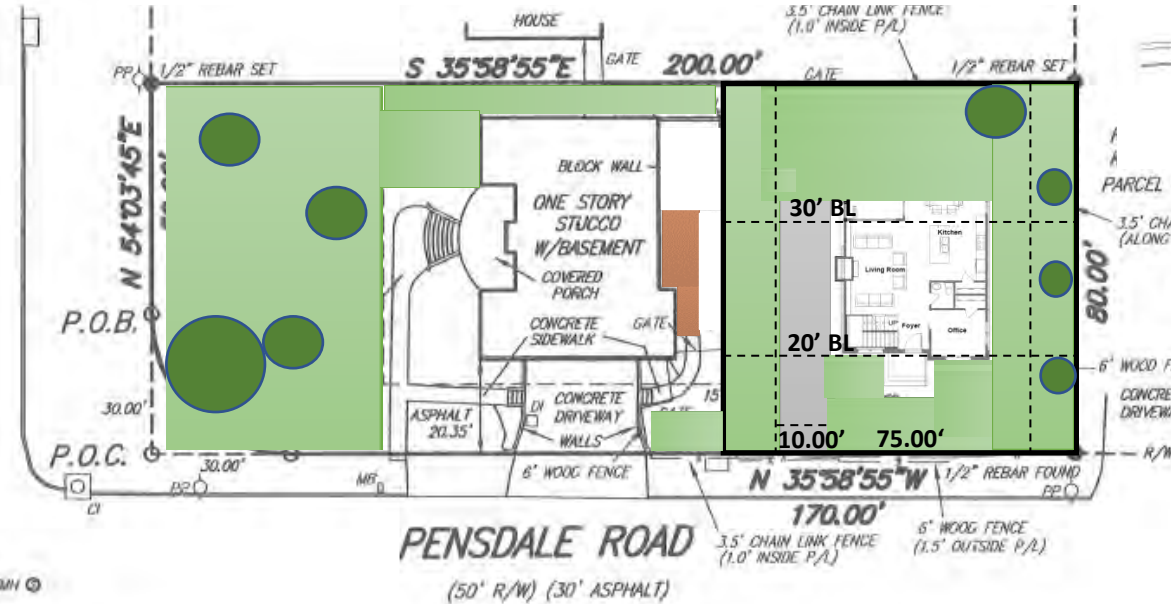
The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

1377 Scott Blvd. - DeKalb County Site Plan – New Lot Retain Historic Triplex



- LEGEND**
- MONUMENT FOUND/SET
 - WM WATER METER
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - N/F NOW OR FORMALLY
 - P/L PROPERTY LINE
 - B.S.L. BUILDING SETBACK LINE
 - R/W ROAD RIGHT-OF-WAY LINE
 - PP POWER POLE
 - MB MAILBOX
 - CI CURB INLET
 - DI DROP INLET
 - SSMH SANITARY SEWER MANHOLE

SCOTT BOULEVARD
(100' R/W) (44.0' ASPHALT)



TOTAL AREA
0.363 ACRES
15,807 SF

REFERENCES:

1. SUBDIVISION OF PART OF RIDGELAND PARK RECORDED IN PB 14 PG 95 OF THE DEKALB COUNTY RECORDS.

SURVEY NOTES:

1. BEARING ORIENTATION IS MAGNETIC FROM COMPASS READING.
2. 50' FRONT AND 15' SIDE BUILDING SETBACKS ARE FROM REF. # 1.
40' REAR AND 7.5' SIDE BUILDING SETBACKS ARE FROM CURRENT ZONING R-75.

ZONED: R75

FIELD WORK DATE: 06-01-2020

PLAT DATE: 06-10-2020

SCALE: 1"=30'



GRAPHIC SCALE

LEGEND

- MONUMENT FOUND/SET
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W ROAD RIGHT-OF-WAY LINE
- PP POWER POLE
- MB MAILBOX
- CI CURB INLET
- DI DROP INLET
- SSMH SANITARY SEWER MANHOLE

Curve	Radius	Length	Chord	Chord Bear.
C1	30.00'	47.10'	42.41'	N 09°02'25" E

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



J.D. GRACE

LAND SURVEYING, LLC
2300 KIMBROUGH COURT
ATLANTA, GA 30350
CELL: (770) 733-4649
OFFICE: (678) 587-0100
jdgrace13@yahoo.com

SITE ADDRESS:
1377 SCOTT BOULEVARD
DECATUR, GEORGIA 30030
LOT 1, BLOCK E
RIDGELAND PARK SUBDIVISION
PARCEL ID: 18 050 12 005

BOUNDARY SURVEY
FOR
DANIEL J. REUTER
LAND LOT 50, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

ZONED: R75

FIELD WORK DATE: 06-01-2020

PLAT DATE: 06-10-2020

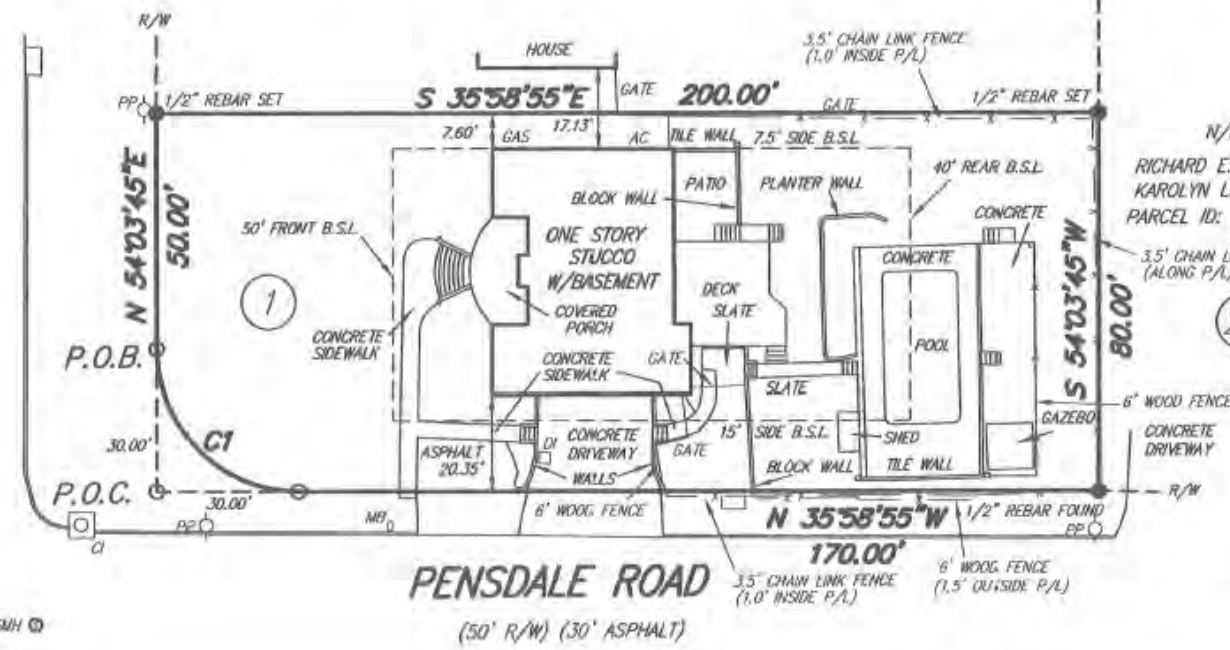
SCALE: 1"=30'



GRAPHIC SCALE



SCOTT BOULEVARD
(100' R/W) (44.0' ASPHALT)



TOTAL AREA
0.363 ACRES
15,807 SF

MEASUREMENTS WERE TAKEN WITH A LEICA TC1205 WITH ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1"/18,101'. PLAT PRECISION OF CLOSURE CALCULATED 1"/10,544,218'.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

REFERENCES:

- SUBDIVISION OF PART OF RIDGELAND PARK RECORDED IN PG 14 PG 95 OF THE DEKALB COUNTY RECORDS.

SURVEY NOTES:

- BEARING ORIENTATION IS MAGNETIC FROM COMPASS READING.
- 50' FRONT AND 15' SIDE BUILDING SETBACKS ARE FROM REF. # 1.
40' REAR AND 7.5' SIDE BUILDING SETBACKS ARE FROM CURRENT ZONING R-75.

SSMH

N/F
PAUL P. McCAFFREY &
MICHAEL T. TERRY
PARCEL ID: 18 050 12 042

N/F
RICHARD E., JR. &
KAROLYN L. TONTARSKI
PARCEL ID: 18 050 12 006

28

2

1

1377 Scott Blvd. - DeKalb County New Lot Minimum Size and Setbacks Retain Historic Triplex

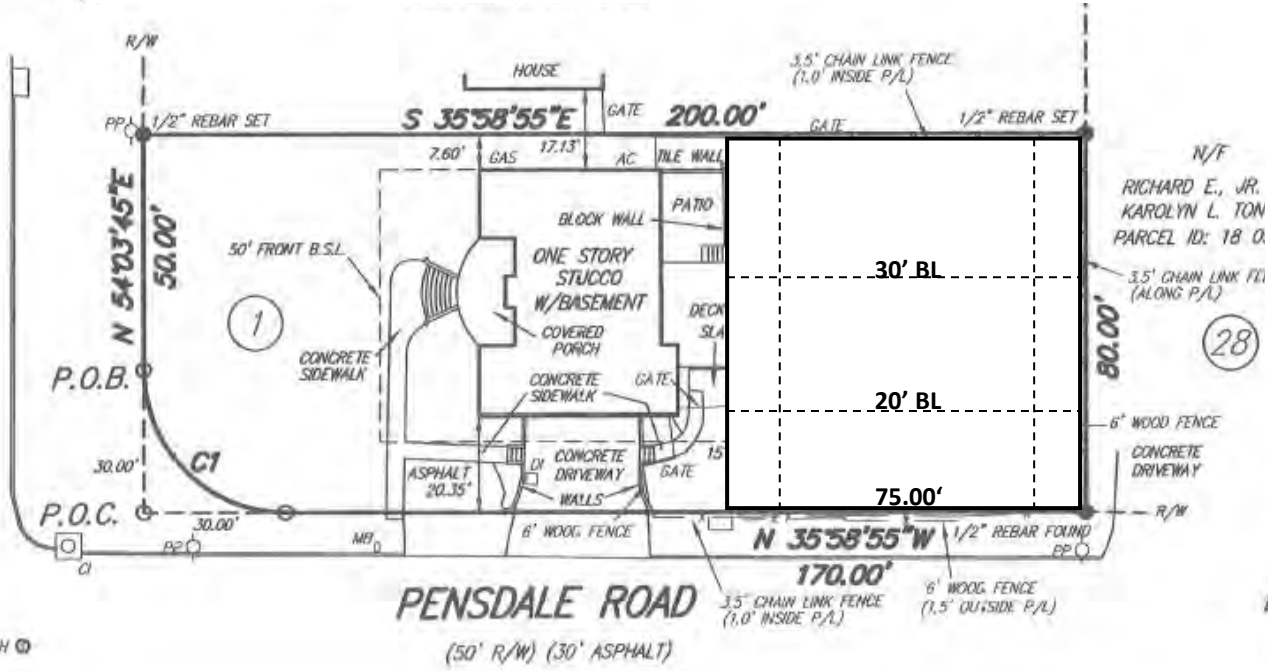
LEGEND

- MONUMENT FOUND/SET
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W ROAD RIGHT-OF-WAY LINE
- PP POWER POLE
- MB MAILBOX
- CI CURB INLET
- DI DROP INLET
- SSMH SANITARY SEWER MANHOLE



TOTAL AREA
0.363 ACRES
15,807 SF

SCOTT BOULEVARD
(100' R/W) (44.0' ASPHALT)

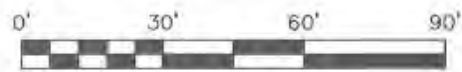


DANIEL J. REUTER
LAND LOT 50, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

ZONED: R75

FIELD WORK DATE: 06-01-2020
PLAT DATE: 06-10-2020

SCALE: 1"=30'



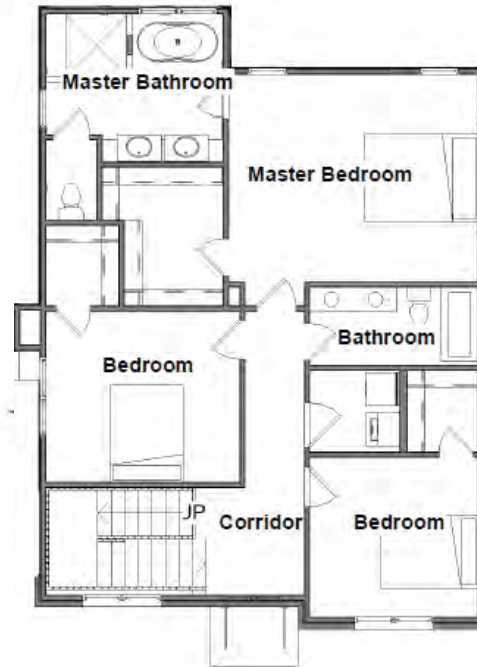
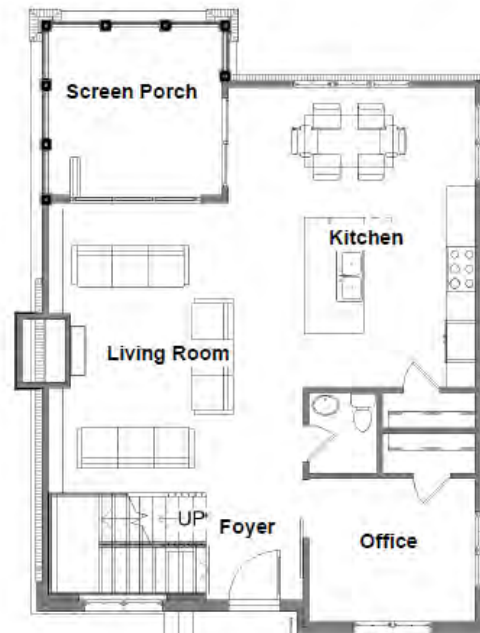
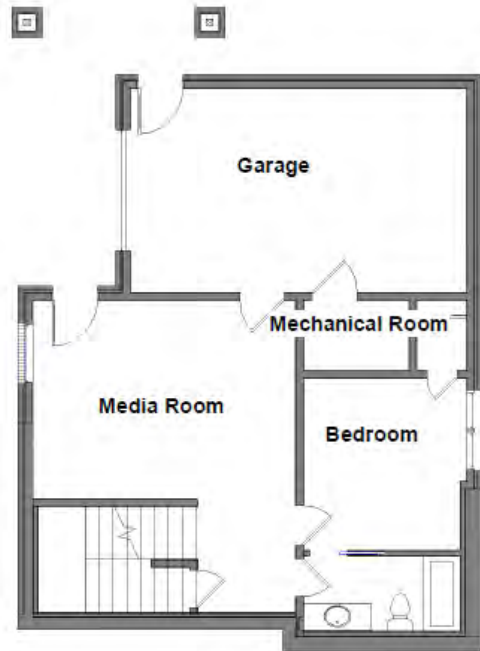
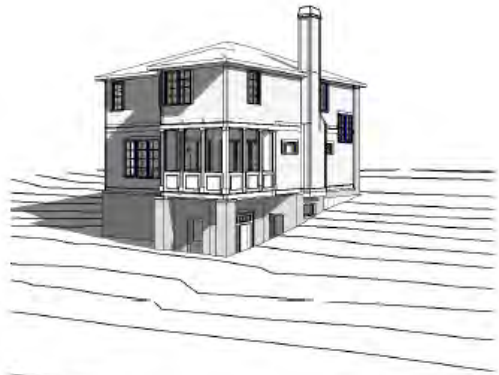
GRAPHIC SCALE

REFERENCES:

1. SUBDIVISION OF PART OF RIDGELAND PARK RECORDED IN PG 14 PG 95 OF THE DEKALB COUNTY RECORDS.

SURVEY NOTES:

1. BEARING ORIENTATION IS MAGNETIC FROM COMPASS READING.
2. 50' FRONT AND 15' SIDE BUILDING SETBACKS ARE FROM REF. # 1.
40' REAR AND 7.5' SIDE BUILDING SETBACKS ARE FROM CURRENT ZONING R-75.

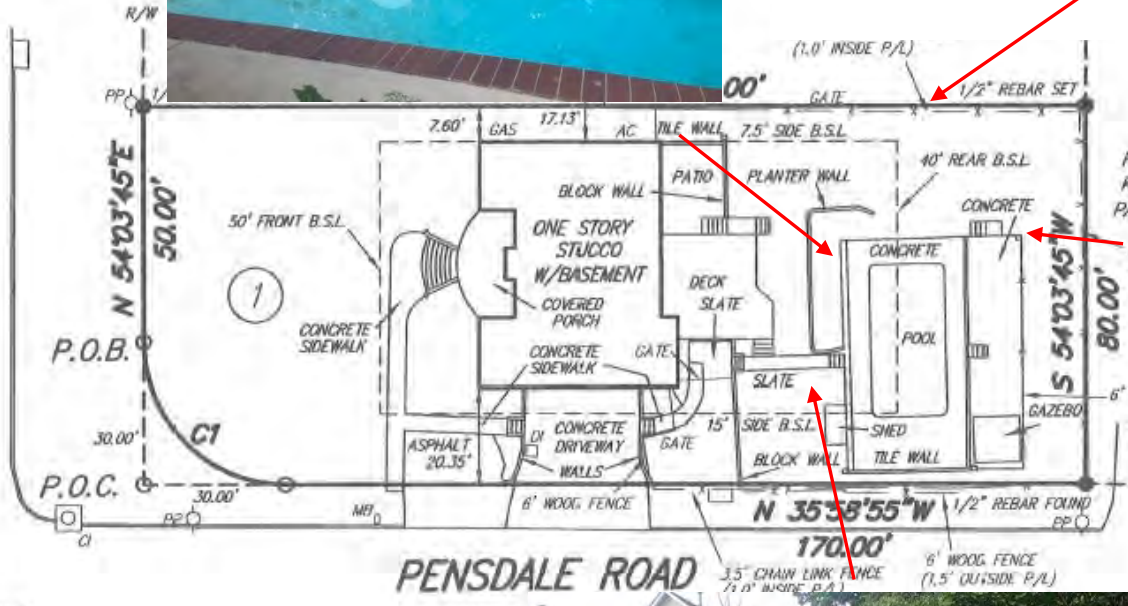
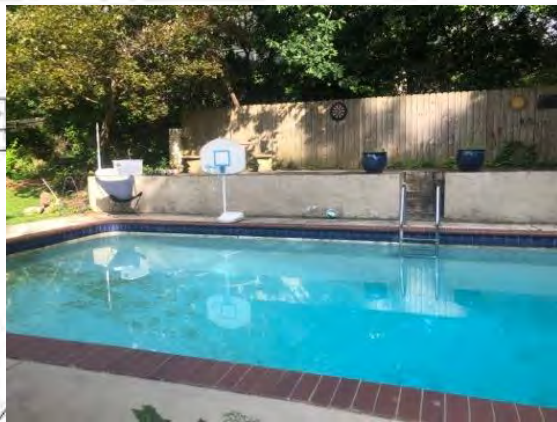


LEGEND

- MONUMENT FOUND/SET
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W ROAD RIGHT-OF-WAY LINE
- PP POWER POLE
- MB MAILBOX
- CI CURB INLET
- DI DROP INLET
- SSMH SANITARY SEWER MANHOLE



Curve
C1



TOTAL AREA
0.363 ACRES
15,807 SF



DEKALB COUNTY, GEORGIA

ZONED: R75

FIELD WORK DATE: 06-01-2020
PLAT DATE: 06-10-2020

SCALE: 1"=30'



GRAPHIC SCALE







Eastland Dr

Pensdale Rd

Pensdale Rd

net Physical Therapy

Google



