



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:

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 in Decatur, Georgia.

Commission District: 2 Super District: 6

Parcel ID(s):

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(s):

Same as Applicant

Applicant/Agent:

Daniel J Reuter

Acreage:

.37 acres

Existing Land Use:

Detached Single Family Structure

Surrounding Properties:

To be investigated

Adjacent Zoning:

North: R-75 South: R-75 East: R-75 West: R-75

Comprehensive Plan:

SUB

X

Consistent

Inconsistent

Proposed Density: NA	Existing Density: NA
Proposed Units: NA	Existing Units: Detached Single Family Structure
Proposed Lot Coverage: NA	Existing Lot Coverage: NA

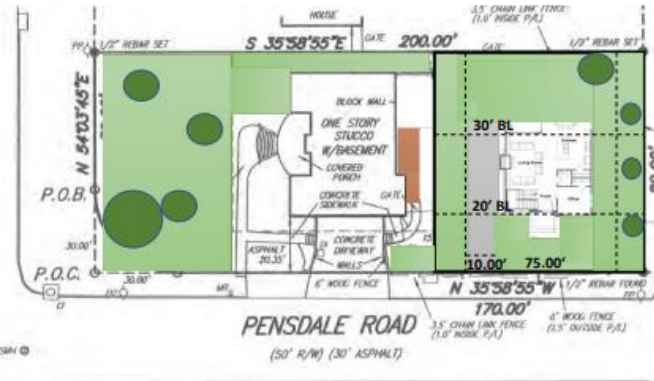
1377 Scott Blvd. - DeKalb County Site Plan – New Lot Retain Historic Triplex



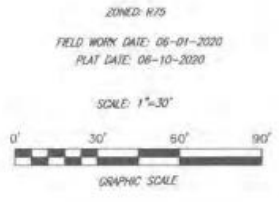
- LEGEND**
- MONUMENT FORM/SET
 - M/W W/ TOP METEOR
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - N/E NEW OR FORMALLY
 - P.L. PROPERTY LINE
 - B.S.L. BUILDING SETBACK LINE
 - R/W ROAD RIGHT-OF-WAY LINE
 - ⊖ POWER POLE
 - ⊖ HD MAILBOX
 - ⊖ HD CURB INLET
 - ⊖ HD DRAIN INLET
 - ⊖ SANITARY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

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

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

SURVEYORS CERTIFICATION

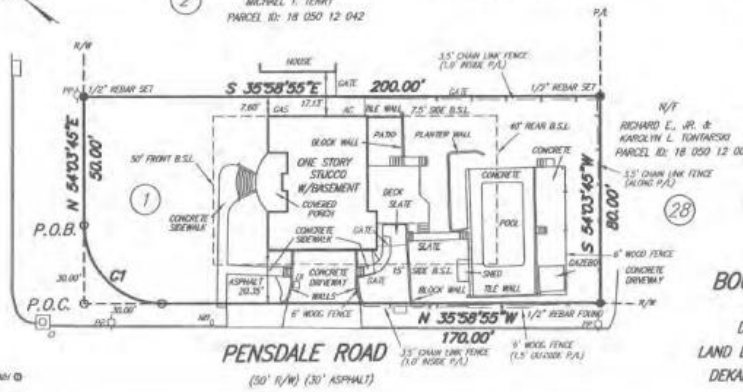
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-82.



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

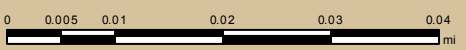
FIELD WORK DATE: 06-01-2020
PLAT DATE: 06-10-2020

SCALE: 1"=30'





Zoning Map



Date Printed: 8/6/2020

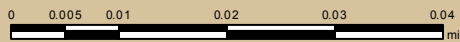


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Future Land Use Map



Date Printed: 8/6/2020



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