



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: March 3, 2022

Board of Commissioners Hearing Date: March 24, 2022

STAFF ANALYSIS

Case No.:	Z-22-1245426	Agenda #: N7.
Location/Address:	366 S. Howard Street	Commission District: 03 Super District: 06
Parcel ID(s):	15 179 04 002	
Request:	Rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to construct two, single-family detached houses.	
Property Owner(s):	Kova Real Estate LLC and Pikad Real Estate LLC	
Applicant/Agent:	Kova Real Estate LLC	
Acreage:	0.58	
Existing Land Use:	Suburban, detached single family-houses	
Surrounding Properties:	The property is surrounded by R-75 parcels	
Comprehensive Plan:	Suburban <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	

Proposed Density: 3.4 units per acre	Existing Density: 1.7 units per acre
Proposed Units: 2 single-family, detached units	Existing Units: 1 single-family, detached unit
Proposed Lot Coverage: 20% (per lot)	Existing Lot Coverage: not applicable

Zoning History:

Based on DeKalb County records, it appears that the R-75 zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956.

PROJECT DESCRIPTION

The subject property is 0.58-acres on the east side of South Howard Street, approximately 1/3 of a mile south of Memorial Drive. One single-family house constructed in 1945 and an accessory structure are extant on the property; the house was boarded at the time of staff site visit. The applicant failed to submit a survey of the property so additional details regarding the existing conditions of the property are limited to the DeKalb County GIS database and staff site visit.

The subject property is zoned R-75 (Residential Medium Lot-75) and is surrounded by other R-75 zoned lots for at least 1,000 feet in every direction. The character area is Suburban. The houses in the subdivision are largely American Small Homes constructed after WWII with some redeveloped, modern, two-story houses infilled. Although this neighborhood is zoned R-75, the majority of the lots are 60-feet wide which appears to date from the original subdivision of the parcels in the early 1940s prior to the first *DeKalb County Zoning Ordinance* in 1956. There are no existing sidewalks in the neighborhood. At least two MARTA buses stop within walking distance of the subject property, one on Glenwood Avenue to the south and the other on Memorial Drive to the north. The prominence of wide driveways and lack of pedestrian infrastructure suggest many people access the neighborhood by passenger vehicle.

The applicant proposes to rezone the parcels from R-75 to R-60 (Residential Small Lot-60) to allow the division of the lot and the construction of two single-family detached houses. The two-story houses would have side-gabled roofs and attached two-car garages. Based on the submitted elevation drawings and rendering, they would be clad in cementitious siding. The neighboring properties are American Small Homes, characterized by their single-story construction with a small footprint and minimal architectural detailing.

Compliance with District Standards:

STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIANCE	
LOT WIDTH	60 FT	60 FT	Yes	
LOT AREA	6,000 SQ. FT	12,600 SQ FT	Yes	
SETBACKS	FRONT	Average Front Setback	30 FT	TBD
	SIDE	7.5 FT	7.5 FT	Yes
	REAR	30 FT	130+ FT	Yes
TRANS. BUFFERS	NA	NA	NA	
HEIGHT	35 FT	26.5 FT	Yes	
LOT COVERAGE	35 %	20%	Yes	

LAND USE AND ZONING ANALYSIS

Section 7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

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

The proposal appears to be inconsistent with the following policy of the *2035 Comprehensive Plan* in Suburban Character Areas: “Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density” (Suburban Residential Protection Strategy, pg. 115).

Approval of this rezoning may increase the development pressures on this neighborhood and further undermine the value of the existing housing stock by altering the existing residential development patterns.

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 proposal is to rezone to R-60 to allow the construction of two single-family, detached houses. This use is consistent with adjacent and nearby properties.

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

Yes, the property has a reasonable economic use as currently zoned. A single-family house could be built on this parcel and based on present economic conditions (e.g. supply, demand, labor, etc.), there appears to be sufficient demand for new housing to support this development.

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

The approval of this rezoning may increase developmental pressures on the existing houses in the neighborhood, adversely affecting adjacent and nearby homeowners.

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:

The majority of the parcels in neighborhood appear to be 60-foot wide and are zoned R-75. The rezoning of this single parcel to R-60 would be inconsistent with the surrounding zoning and may affect the value of existing homes.

Additionally, the *DeKalb County Zoning Ordinance* addresses this type of request in Section 8.1.4- Legal nonconforming single-family lots: “no division of any hereby merged nonconforming lots of record held in common ownership shall be made which creates a substandard lot.” Thus, the applicant is requesting a rezoning in order to subdivide the merged lots, in compliance with the *Zoning Ordinance*. However, it may be more prudent to consider zoning changes for the larger community.

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

No historic buildings, sites, districts, or archaeological resources have been identified on the property or in the surrounding area.

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:

There has been no indication from reviewing departments and agencies that the proposal would cause excessive use of utilities. The neighborhood has access to Glenwood Avenue to the south and Memorial Drive to the north, which are arterial roads. The addition of a second house on this lot would not significantly increase the traffic along these roads or Howard Street, a collector. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available. There is no anticipated impact on area schools.

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

The subject parcel is already developed with a single-family house with limited trees and a lawn, the addition of a second house on the same area is unlikely to adversely impact the environment or surrounding natural resources.

STAFF RECOMMENDATION:

The majority of the parcels in neighborhood appear to be 60-feet wide and are zoned R-75. Nevertheless, the rezoning of this single parcel R-60 would be inconsistent with the surrounding zoning and may affect the stability of the existing community.

Therefore, the Department of Planning and Sustainability recommends “Denial” of the rezoning application.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

NEXT STEPS



- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245426
 Parcel I.D. #: 15-179-04-002
 Address: 366 S HOWARD ST
ATLANTA, GA 30317

WATER:

Size of existing water main: 6" (adequate/inadequate)
 Distance from property to nearest main: ~ 50 ft.
 Size of line required, if inadequate: 8"

SEWER:

Outfall Servicing Project: Intrenchment Creek
 Is sewer adjacent to property: Yes (x) No () If no, distance to nearest line: _____
 Water Treatment Facility: Atlanta IGA adequate () inadequate
 Sewage Capacity: 40 (MGPD) Current Flow: 36.3 (MGPD)

COMMENTS:

Sewer capacity approval required.

Signature: _____



2/7/2022

To: Mr. Brandon White, Planning Manager
From: Ryan Cira, Environmental Health Director
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.

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/7/2022



- Please review to general comments.

N.5 Z-22-1245422 2022-1172/18-037-06-001

5488 Rockbridge Road, Stone Mountain, GA 30088

Amendment

- Septic system installed on several properties in surrounding area.
- Please review general comments.

N.6 SLUP-22-1245423 2022-1173/15-058-01-016

3810 Waldrop Road, Decatur, GA 30034

Amendment

- Please review general comments.
- Septic system installed on property 12/20/2002. Contact Health Department to provide update on removal of septic system.

N.7 Z-22-1245427 2022-1174/15-179-04-002

366 South Howard Street, Atlanta, GA 30017

Amendment

- Septic system installed on surrounding property.
- Please review general comments.

Zoning Comments – Feb. 2022

- N1. No comment
- N2. McAfee Road is classified as a collector road. Miter right of way at corner to allow for ADA ramps. Please note that DeKalb Transportation has recently acquired right of way and easements for the construction of sidewalks along McAfee. Make sure the survey is updated with the changes to ensure no impacts future setback requirements.
- N3. No comment
- N4. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Misty Valley Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Miter right of way to allow for ADA ramps at the corner of Misty Valley at Glenwood. Glenwood is classified as a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike and OR a 10 for multiuse path (preferred), pedestrian scale street lighting required. No poles or utility obstructions (including guy wires) to remain within the pedestrian/bike facilities. Interior street must be private. Section 14-200(6)- watch required street spacing. Hard to tell if you have enough offset on the plans submitted but the offset may come up at the land development stage. Ensure intersection and stopping sight distance for the new road and Misty Valley during permitting.
- N5. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Old Rockbridge Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Rockbridge Road is a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. If installing a gate, there needs to be a queueing area for entry and a place to turn around if entry is not granted. We cannot have cars backing out onto Rockbridge Road.
- N6. No Comment
- N7. No Comment
- N8. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Panola Road is classified as a major arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N9. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. LaVista Road is state route 236. GDOT review and approval required prior to land development permitting. Lavista Road is classified as minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. Only one access point will be allowed onto LaVista Road.
- N10. No Comment

- N11. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Unable to comment about specifics without site plan. Shadowridge Drive is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Moreland Ave. is SR 42. GDOT review and permits required prior to land development permitting. Moreland Ave. is classified as minor arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N12. No Comment

**DeKalb County School District
Development Review Comments**

Analysis Date: 2/10/2022

Submitted to: DeKalb County

Case #: Z-22-1245426

Parcel #: 15-179-04-002

Name of Development: 366 S Howard St

Location: The north side of Rockbridge Road the south side of Old Rockbridge Road near RR

Description: Rezoning request to allow for development of 2 single-family homes

Impact of Development: When fully constructed, this development would be expected to generate 0 students: 0 at McNair DLA, 0 at McNair Middle School, 0 at McNair High School, 0 at other DCSD schools, and 0 at private school. The additional homes are not expected to have a significant impact on the neighborhood schools.

Current Condition of Schools	McNair DLA	McNair Middle School	McNair High School	Other DCSD Schools	Private Schools	Total
Capacity	888	1,200	1,674			
Portables	0	0	0			
Enrollment (Oct. 2021)	586	884	775			
Seats Available	302	316	899			
Utilization (%)	66.0%	73.7%	46.3%			

New students from development 0 0 0 0 0 0

New Enrollment	586	884	775
New Seats Available	302	316	899
New Utilization	66.0%	73.7%	46.3%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0604	0.1018	0.0185	0.1808
Middle	0.0671	0.0545	0.0055	0.1272
High	0.0441	0.0210	0.0000	0.0650
Total	0.1716	0.1773	0.0241	0.3730
Student Calculations				
Proposed Units	2			
Unit Type	SF			
Cluster	McNair High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.12	0.20	0.04	0.36
Middle	0.13	0.11	0.01	0.25
High	0.09	0.04	0.00	0.13
Total	0.34	0.35	0.05	0.74
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
McNair DLA	0	0	0	0
McNair Middle School	0	0	0	0
McNair High School	0	0	0	0
Total	0	0	0	0



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:

- **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. Low Impact Development features/ Green Infrastructure shall 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.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-22-1245426 Parcel I.D. #: 15-179-04-002

Address: 366
South Howard St
Atlanta, 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 interfere with traffic pattern.

Signature:  David M. Ross

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia**

Date Received: _____ Application No: _____

Applicant Name: Kova Real Estate LLC

Applicant E-Mail Address: contactchima@gmail.com

Applicant Mailing Address: 6402 Atlantic Blvd ste 210 Norcross GA 30071

Applicant Daytime Phone: 678-598-1964 Fax: _____

Owner Name: Kova Real Estate LLC and Pikad real estate LLC
If more than one owner, attach list of owners.

Owner Mailing Address: 6402 Atlantic Blvd ste 210 Norcross GA 30071

Owner Daytime Phone: 678-598-1964

Address of Subject Property: 366 S Howard St, Atlanta, GA 30317

Parcel ID#: 15 179 04 002

Acreage: 0.58 Commission District: 3 and 6

Present Zoning District(s): R-75

Proposed Zoning District: R-60

Present Land Use Designation: suburban

Proposed Land Use Designation (if applicable): _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 12/19/21


TO WHOM IT MAY CONCERN:

(I) (WE) KOVA Real Estate & PIKAD Real Estate LLC's
Name of owner(s)

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

CYRIL NWOBU
Name of Agent or Representative

to file an application on (my) (our) behalf.


Notary Public

VICTOR WIREKO
Notary Public - State of Georgia
Fulton County
My Commission Expires Apr 9, 2024


Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

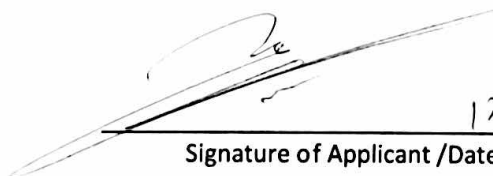
Yes _____ No *

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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary



Signature of Applicant /Date

12/20/21

Check one: Owner Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

APPLICATION

&

Other Materials Required by
The Dekalb County Application to Amend
Official Zoning Map
by

Kova Real Estate, LLC

Regarding Property

366 S Howard street Atlanta GA 30317

Located in Land Lot 179 of the 15th district of dekalb county, Georgia, being lots 3 and 4, Block F, Parkview Subdivision, according to plat recorded in plat book 12, page 29, DEKALB county records, and more particularly described in Exhibit A (legal description)

Date 12-17-2021

Presented By

Cyril Nwosu

Contactchima@gmail.com

Kova Real Estate LLC

6402 Atlantic blvd ste 210

Norcross GA 30317

I. Background and Introduction

The Dekalb County zoning ordinance Section 27-7.3 authorizes the Board of commissioners to approve applications to Amend Official Zoning Map of DeKalb County Georgia in an individual case, provided such amendment is consistent with the intent and purpose of the ordinance and the "Comprehensive Land Use Plan." This circumstance is applicable to the properties and therefore the reason for this application.

The properties are located at 366 S howard street atlanta Ga 30317 and are approximately 0.58 acres. The current Land Use designation is Suburban in the DeKalb County Comprehensive Land Use and are in the R-75 District. The property currently contains a single family home in boarded state, a few trees, and a concrete driveway. Kova intends to demolish the existing property, re-plat and subdivide into 2 R-60 Lots. The new units are expected to be approximately 2000sqft each. Kova hereby submits this Application to Amend Official Zoning Map of DeKalb County Georgia.

This document is submitted as Kova's written justification in support of the application request. The application form, a site plans, the properties' legal description, and a location map are submitted with this document.

This request from Kova, is to present an application to amend the Zoning Maps of the properties located at 366 S howard street atlanta Ga 30317 from R-75 to R-60. This amendment is to allow for the development of 2 single-family detached units.

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and 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 DeKalb County 2035 Comprehensive Land Use Plan permits residential 2 story single-family detached units. The proposed development is therefore in conformity with the policy and intent of the 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 PROPERTY OR PROPERTIES.*

The proposed zoning of R-60 will allow for the development of 2 single family homes. The development will be 100% residential in concert with all the adjacent residential properties. Adjacent lot to the right and left, 360 s Howard and 378 s howard both have 60' frontage. Furthermore, 2 parcels directly across the street from subject, 371 and 365 s howard, both also have 60' frontage.

Hence the request for R-60 is consistent with the recommended land use and compatible with existing development in the area. Proposed 2 units will maintain the neighborhood character while upgrading its value.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

The property is currently zoned R-75 and is vacant. R-75 permits single family detached homes with a minimum lot size of 10,000 square feet. While the Property does have a reasonable economic use, the proposed 2 lots will be an enhancement to the economic viability of the Property and the community as a whole.

D. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY OR PROPERTIES.

The development proposed is 100% residential and is consistent with adjacent properties. The rezoning proposal will therefore not adversely affect the existing use or usability of adjacent or nearby properties in the area.

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.

There are no known existing zoning conditions on the property.

F. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.

There are no historic buildings on site and there are no known archaeological resources affected by this zoning proposal.

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 proposed development will contain 2 single family detached units. The development of these homes will not result in excessive use of the existing infrastructure. The adjacent roadway to the development is Glenwood ave SE. This section of road is a 4-lane divided roadway classified as a local arterial.

H. WHETHER THE ZONING PROPOSAL ADVERSELY IMPACTS THE ENVIRONMENT OR SURROUNDING NATURAL RESOURCES.

A site visit revealed no evidence of wetlands, water of the US or waters of the state on site; therefore, the zoning proposal has no adverse impacts to any identified environmental resource.

IMPACT ANALYSIS

As per Article 7.3.4 of the Zoning Ordinance of the Dekalb County, below are the impact analysis and justification for KOVA seeking an amendment to the zoning use.

KOVA Real Estate, LLC is seeking to amend the Zoning map for the properties located at 366 s Howard street atlanta GA 30317. Currently, the current zoning map classifies the property as R75 with a single family homes.

Kova is proposing to develop 2 single family homes on these properties which would exceed the maximum density allowed in R75 and therefore seeks to amend the zoning to R-60

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.

The character of the neighborhood will not be altered by this development. Most of the surrounding lots have 60' frontage with lot size of less than 0.3 acres. Upon division, our new lot will still maintain a frontage of 60' with lot size of > 0.3 acres. These nearby properties demonstrate that the proposed amendment to zoning use is suitable and consistent in view of the adjacent and nearby properties.

2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.

The proposed use change will not adversely affect the existing use or usability of the adjacent or nearby properties as each property has independent access and frontage to a local road and no shared access drives are proposed by this development.

3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed development will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The adjacent roadway to the development is Glenwood Ave Drive. This section of Glenwood Ave is a 4-lane divided roadway classified as a local arterial.

4. Whether the amendment is consistent with the written policies in Comprehensive Plan text.

The proposed development is consistent with the comprehensive plan states in that a sub urban Neighborhood can contain single family residential units, building heights of 2-3 stories and a 20% minimum greenspace for lot coverage.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

A site visit revealed no wetlands, water of the US or waters of the state on site; therefore, the zoning amendment will have no adverse impacts to any identified environmental resource.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

The subject property is located entirely within the unincorporated areas of DeKalb County and is not adjacent to any County boundary lines

7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

Kova, is not aware of any existing or changing conditions in support of denial of the proposed change.

8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

Kova, knows of no historic buildings or known archaeological resources on site or in the nearby vicinity that would be affected by the proposed change.

SITE DATA:

EXISTING ZONING

R-75

PROPOSED ZONING

R-60

PROPERTY AREA = 25,200 Sqft

TOTAL DISTURBED AREA = 9597.97 sqft

PROJECT BUILDING DATA:

PROPOSED RESIDENTIAL UNITS: 2 UNITS

BUILDING HEIGHTS: 26' 5"

TOTAL BEDS: 8

HEATED AND UNHEATED CALCULATION:

AREA	UNIT 1	UNIT 2
HEATED AREA	2567 SQFT	2567 SQFT
UNHEATED AREA	525 SQFT	525 SQFT
TOTAL	3092 SQFT	3092 SQFT

F.A.R (12,600/LOT)
 LOT1 24%<50%. LOT2 24%<50%

SETBACKS

FROM THROUGHFARES : MIN 30'
 FROM SIDE: MIN 7'5"
 REAR : 133'

LOT SIZES:

R-60 MINIMUM SIZE : 6000 SQFT
 PROPOSED LOT SIZES 12,600 SQFT FOR EACH LOT
 MINIMUM LOT WIDTH (STREET FRONTAGE) 60'
 PROPOSED STREET FRONTAGE. 60' FOR EACH LOT

LOT COVERAGE
 R-60 MAXIMUM LOT COVERAGE 35%

IMPERVIOUS SURFACES OF PROPOSED RESIDENTIAL UNITS

SURFACES	UNIT 1	UNIT 2
FIRST FLOOR	1613 sqft	1613 sqft
DRIVEWAY	604 sqft	604 sqft
WALKWAY	165 sqft	165 sqft
COVERED PORCH	153 sqft	153 sqft
TOTAL	2535 sqft	2535 sqft

LOT COVERAGE CALCULATION (12,600/LOT) :
 LOT1 20%<35% LOT2 20%<35%



366 s Howard ST SE Atlanta 30316
 owner: Kova Real estate & Pikad real estate llc.

THE COVE AT HOWARD

No.	Description	Date

CHIMA NWOSU
 678-598-1964
 contactchima@gmail.com
 366 S HOWARD STREET, ATLANTA, GEORGIA
 30316

ROUGH DRAFT DATE: _____
 PRE-FINALS DATE: _____
 FINAL PLANS DATE: _____

SITE PLAN

Project number	A-1.4
Date	12/15/21
Drawn by	Deniz ALAN
Checked by	Checker

STATE OF GEORGIA, County of FULTON

THIS INDENTURE, Made this 30th day of June in the Year of Our Lord One Thousand Nine Hundred and Sixty Seven between

VIRGIL LEON CARTER

of the State of Georgia and County of DeKalb of the first part, and

JOSEPH MUSE, JR.

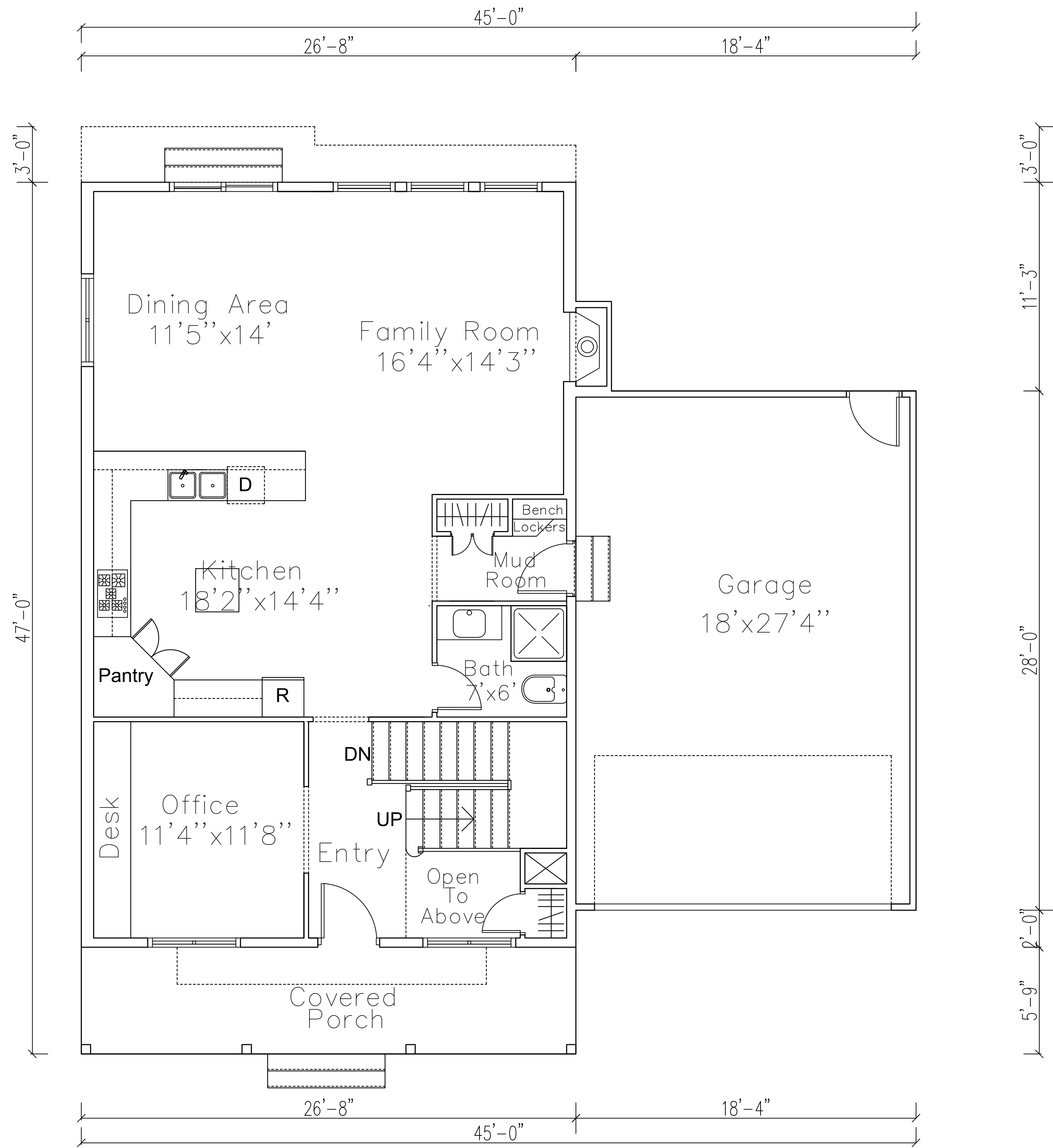
of the State of Georgia and County of DeKalb of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) & OTHER VALUABLE CONSIDERATIONS ~~XXXXX~~

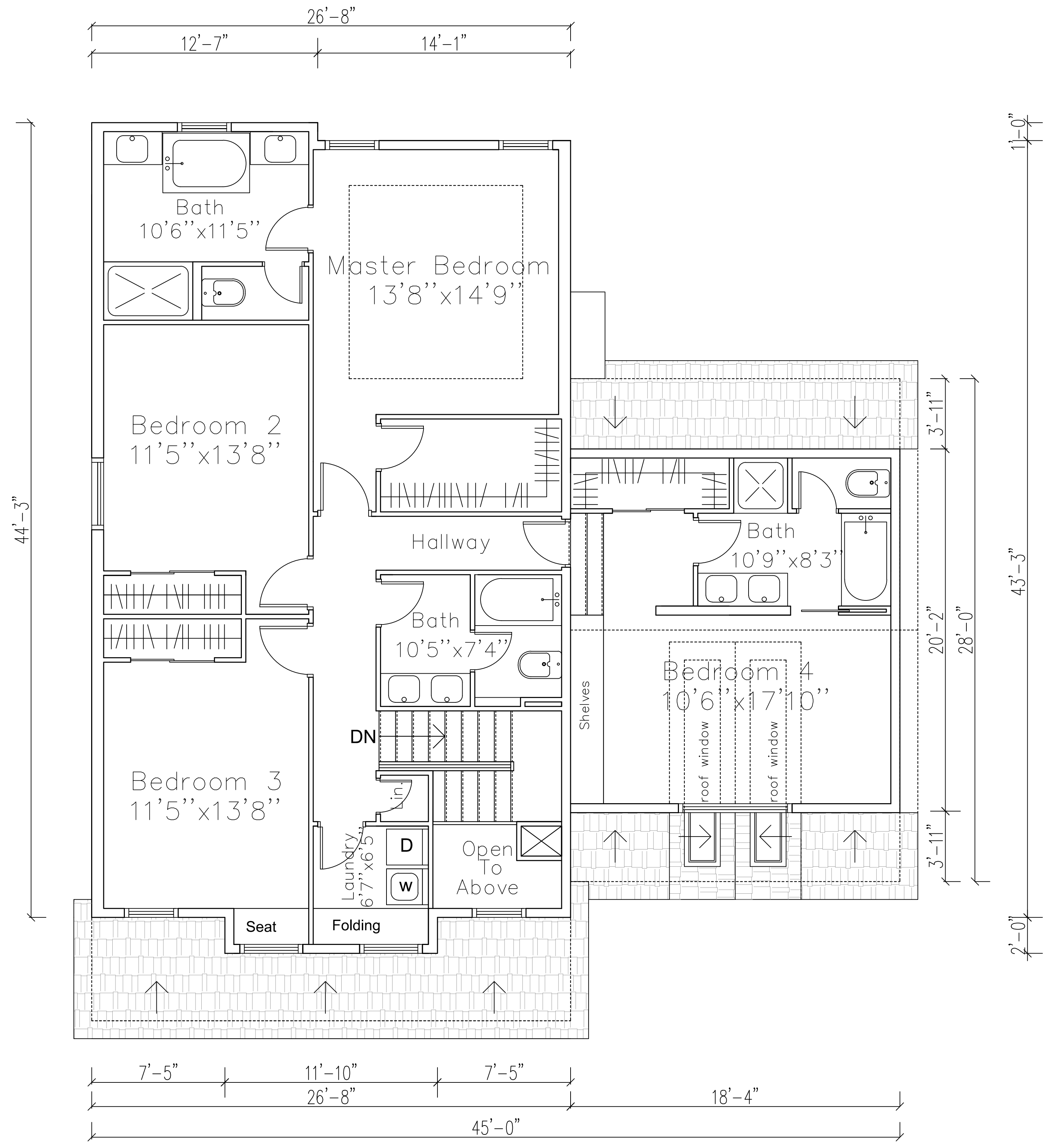
in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, ha^s granted, bargained, sold and conveyed, and by these presents

do ~~es~~ grant, bargain, sell and convey unto the said part y of the second part, his heirs and assigns, all that tract or parcel of land lying and being in Land Lot 179 of the 15th District of DeKalb County, Georgia, being Lots 3 and 4, Block F, Parkview Subdivision, according to plat recorded in Plat Book 12, page 29, DeKalb County Records, and being more particularly described as follows:

BEGINNING at an iron pin located on the Southeasterly right of way line of South Howard Street (formerly Howard Street) one hundred twenty (120) feet Northeasterly as measured along the Southeasterly right of way line of South Howard Street, from the point of intersection of the Southeasterly right of way line of South Howard Street with the Northeasterly right of way line of Fairway Hill Drive (formerly Fort Circle) if said street lines were extended to form an angle instead of a curve; running thence Northeasterly along the Southeasterly right of way line of South Howard Street, one hundred twenty (120) feet to an iron pin; running thence Southeasterly along the Southwesterly line of Lot 5 of said Block and Subdivision, two hundred ten (210) feet to an iron pin; running thence Southwesterly, one hundred twenty (120) feet to an iron pin; running thence Northwesterly along the Northeasterly line of Lot 2 of said Block and Subdivision, two hundred ten (210) feet to an iron pin located on the Southeasterly right of way line of South Howard Street, at the point of beginning.



MAIN FLOOR PLAN
1100.00 sq.ft



SECOND FLOOR PLAN
1467.48 sq.ft



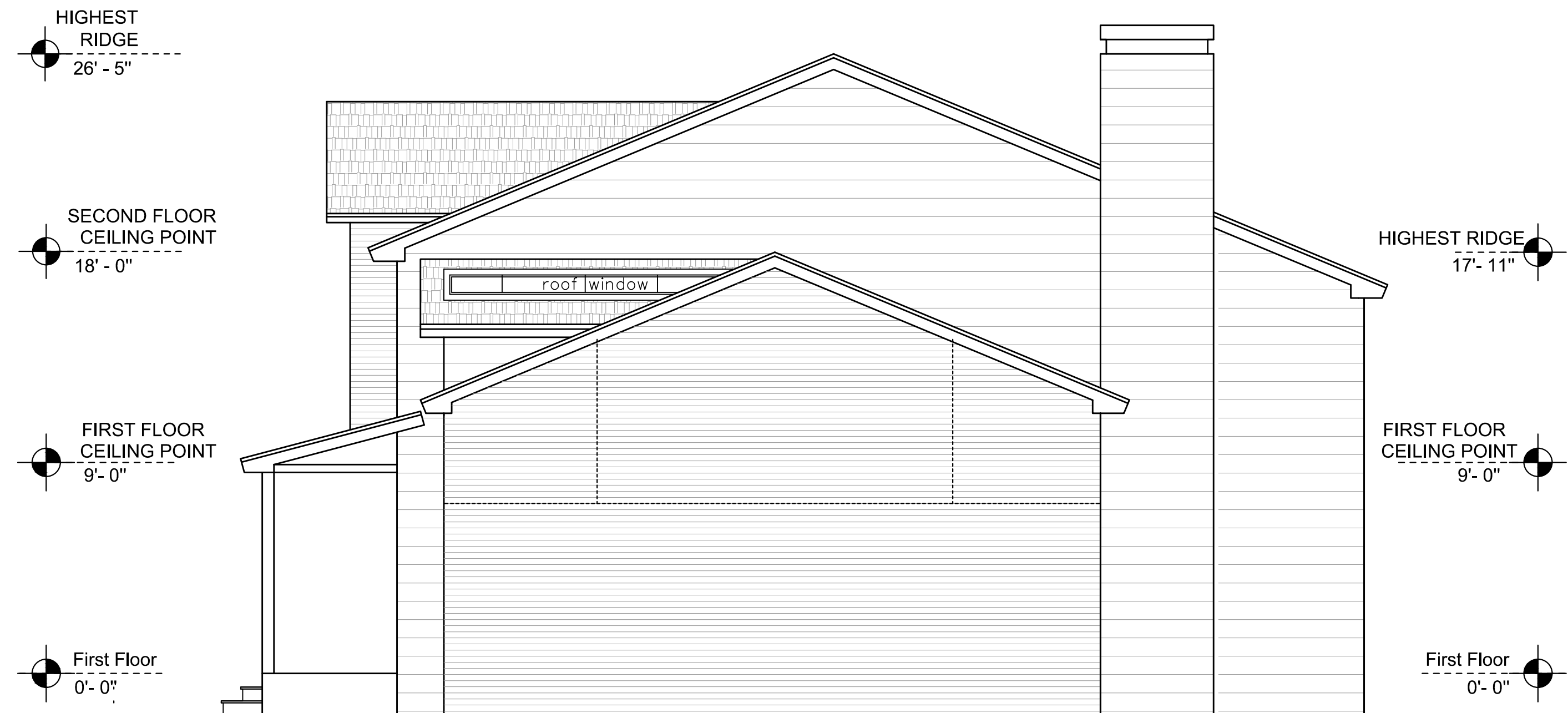
FRONT VIEW ELEVATION



LEFT VIEW ELEVATION



REAR VIEW ELEVATION



RIGHT VIEW ELEVATION



Comments Disabled

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Kova Real Estate Phone: 678-598-1964 Email: contactchima@gmail.com

Property Address: 366 S Howard Street, Atlanta, GA 30317

Tax Parcel ID: 15 179 04 002 Comm. District(s): 3 and 6 Acreage: .58 AC

Existing Use: Single-family residential home Proposed Use: Two single-family detached homes

Supplemental Regs: NA Overlay District: No DRI: NA

Rezoning: Yes No

Existing Zoning: R-75 Proposed Zoning: R-60

Rezoning Request: Applicant would like to convert to R60 and construct 2 detached single-family units .

Land Use Plan Amendment: Yes No

Existing Land Use: _____ Proposed Land Use: _____ Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- _____

Special Land Use Request(s)

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: Early March 2022* BOC: late march 2022 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure: Zoning Conditions: Community Council Meeting: mid february 2022 * Public Notice, Signs: Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat: NA Bldg. Permits: Fire Inspection: Business License: State License: Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for March 2022 cycle would be 12/30/21 or as adopted by Board of Commissioners**

****Filing Deadline for application is 12/31/21 or as adopted by Board of Commissioners**

Review of Site Plan

Density: 3.44 units per acre Density Bonuses: MA Mix of Uses: Open Space: Enhanced Open Space: Setbacks: front sides side corner rear Lot Size: Frontage: Street Widths: Landscape Strips: Buffers: Parking Lot Landscaping: Parking - Auto: Parking - Bicycle: Screening: Streetscapes: Sidewalks: Fencing/Walls: Bldg. Height: Bldg. Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration: Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip: Possible Variances: _____

Comments: Applicant will need to provide justification as to why proposed R60 is appropriate for larger surrounding area. Also applicant will need to show compliance with R60 zoning standards including min. lot size, streetscape requirements of article 5, building setbacks, max. lot coverage, max. building height, garages can consume no more than 45% of total width of front façade, and garages have to be at least 2 feet behind front façade of building., etc.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date 10/19/21

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00

chima nwozu

Kova Real Estate
6402 Atlantic blvd ste 210
Norcross GA 30071

Dear Neighbor,

12/1/2021

366 S Howard St, Atlanta, GA 30317

You are receiving this notification because you are a property owner within 500-feet of the following property:

Property Address Parcel No.

366 S Howard St, Atlanta, GA 30317 15 186 04 028

Kova Real Estate, LLC will be submitting an Application to the “Amend Official Zoning Map” of DeKalb County from R-75 (Single Family Residential) to R-60(Single family homes) and allow for the construction of 2 2-story homes.

Chima Nwosu is inviting you to a scheduled Zoom meeting.

Topic: 366 s howard pre submission meeting

Time: Dec 17, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87937887763?pwd=bUVDRlh0eUJ4REdkWnU1bGRCaWJLdz09>

Meeting ID: 879 3788 7763

Passcode: 470855

One tap mobile

+19292056099,,87937887763#,,,,*470855# US (New York)

+13017158592,,87937887763#,,,,*470855# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 879 3788 7763

Passcode: 470855

Find your local number: <https://us02web.zoom.us/j/87937887763>

Thanks for your time.

Chima Nwosu

Manager

378 South Howard Street Atlanta, GA
30317

Martin Ashley E

308 Eleanor Street Atlanta, GA 30317

Pressley Jesse Lee

314 Eleanor Street Atlanta GA 30317

Sanders Francina

318 Eleanor Street Atlanta GA, 30317

Sumitani Jieri

324 Eleanor Street Atlanta, GA 30317

Guerrant Elizabeth A

332 Eleanor Street Atlanta, GA 30317

Murphy James R

338 Eleanor Street Atlanta, GA 30317

Lett Kacie

342 Eleanor Street Atlanta, GA 30317

Abramson Susan L

348 Eleanor Street Atlanta, GA 30317

Williams Hattie M

356 Eleanor Street Atlanta, GA 30317

Lineberry Edward

405 South Howard Street Atlanta, GA
30317

Owens Greshelda Hazelton

395 South Howard Street Atlanta, GA
30317

Smith Anthony D

387 South Howard Street Atlanta, GA
30317

Robinson Jeanette

383 South Howard Street Atlanta, GA
30317

Gray Shawn M

377 South Howard Street Atlanta, GA
30317

Rockhill Jennifer B

371 South Howard Street Atlanta, GA
30317

Heath Laura

365 South Howard Street Atlanta, GA
30317

Pierce Erin

359 South Howard Street Atlanta, GA
30317

Perrimon Robert Lee

347 South Howard Street Atlanta, GA
30317

Hopson Crystal L

341 South Howard Street Atlanta, GA
30317

Robinson Amanda Brooke

339 South Howard Street Atlanta, GA
30317

Almond Meredith K

400 South Howard Street Atlanta,
30317

Walton Sandra Elaine

394 South Howard Street Atlanta, GA
30317

Clark Ruenella Ann

384 South Howard Street Atlanta GA
30317

Waits Mattie D

366 South Howard Street Atlanta, GA
30317

Kova Real Estate Llc

360 South Howard Street Atlanta, GA
30317

Appling Dorothy H

352 South Howard Street Atlanta, GA
30317

Shaw Julie R

340 South Howard Street Atlanta, GA
30317

Helfman Karin A

1789 Fairway Hill Drive Atlanta, GA
30317

Ulrich Katherine Helen

328 South Howard Street Atlanta, GA
30317

Loftis Kerry

1636 Eastport Terrace Atlanta, GA 30317

Lagoo Tarr Amanda

1640 Eastport Terrace Atlanta, GA 30317

Mcconnell Kirk D Jr

328 Eleanor Street Atlanta, GA 30317

Boyko Richard Alexander

352 Eleanor Street Atlanta, GA 30317

Bennett Marnie

1637 Eastport Terrace Atlanta, GA 30317

Harrell Kendra Staggs

1641 Eastport Terrace Atlanta, GA 30317

Hubbard Vanilla

1647 Eastport Terrace Atlanta, GA 30317

Izard Charles Aka Charles Izard Jr

1651 Eastport Terrace Atlanta, GA 30317

Peker George

1655 Eastport Terrace Atlanta, GA 30317

Mcgill Roberta Echols

1661 Eastport Terrace Atlanta, GA 30317

Burgess Cynthia A

1757 Fairway Hill Drive Atlanta, GA 30317

Mccord James B

1761 Fairway Hill Drive Atlanta, GA 30317

Ojinmah Hel

1773 Fairway Hill Drive Atlanta, GA 30317

Godfrey Edward J

1779 Fairway Hill Drive Atlanta, GA 30317

Smith Jimmy Allen

1783 Fairway Hill Drive Atlanta, GA 30317

Heiman Ronald G

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

Area
25,200 sq.ft.
0.58 acre

TREE LEGEND
HKY - HICKORY
MAG - MAGNOLIA
DAK - DAK
PIN - PINE

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C0127J - EFFECTIVE DATE OF 05/16/2013. ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREA OF MINIMAL FLOOD HAZARD".

LEGEND
CMP CORRUGATED METAL PIPE
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
BSL BUILDING SETBACK LINE
RBF REBAR FOUND
IFP IRON PIN PLACED REBAR
IFF IRON PIN FOUND
OTP OPEN TOP PIN
CTP CRIMP TOP PIN
RB REBAR
CB CATCH BASIN
JB JUNCTION BOX
HW HEAD WALL
POB POINT OF BEGINNING
MH MAN HOLE
R/W RIGHT-OF-WAY
PF POWER POLE
LL LAND LOT
M MEASURED
D DEED
P PLAT
-X- FENCE
X0.0 SPOT ELEVATION

CURRENT ZONING:
R-75, RESIDENTIAL MEDIUM LOT
MINIMUM LOT REQUIREMENTS:
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT FRONTAGE: 75 FEET
MINIMUM YARD REQUIREMENTS:
FRONT YARD: 30 FEET
SIDE YARD: 7.5 FEET
REAR YARD: 40 FEET
MAXIMUM LOT COVERAGE: 35%
FOR A MORE COMPLETE AND FULL DISCLOSURE OF THE REGULATIONS AND RESTRICTIONS, SEE DEKALB COUNTY, GA. CODE OF ORDINANCES.

AVERAGE SETBACK CALCULATIONS

#352 HOWARD STREET	44.9'
#360 HOWARD STREET	44.6'
#378 HOWARD STREET	40.9'
#384 HOWARD STREET	39.0'
AVERAGE	42.35'

EXISTING LOT COVERAGE (IMPERVIOUS SURFACES)

HOUSE (FOOTPRINT)	1,625 sq. ft.
STODPS	26 sq. ft.
RAMP	12 sq. ft.
STEPS	16 sq. ft.
BLOCK WALL	8 sq. ft.
CONCRETE DRIVE	2,694 sq. ft.
CARPURT	242 sq. ft.
SHEDS	167 sq. ft.
TOTAL	< 19% = 4,790 sq. ft.
TOTAL LDT AREA	= 0.58 Acre = 25,200 sq. ft.

* MEASUREMENTS USED FOR AVG. SETBACK CALCULATION.

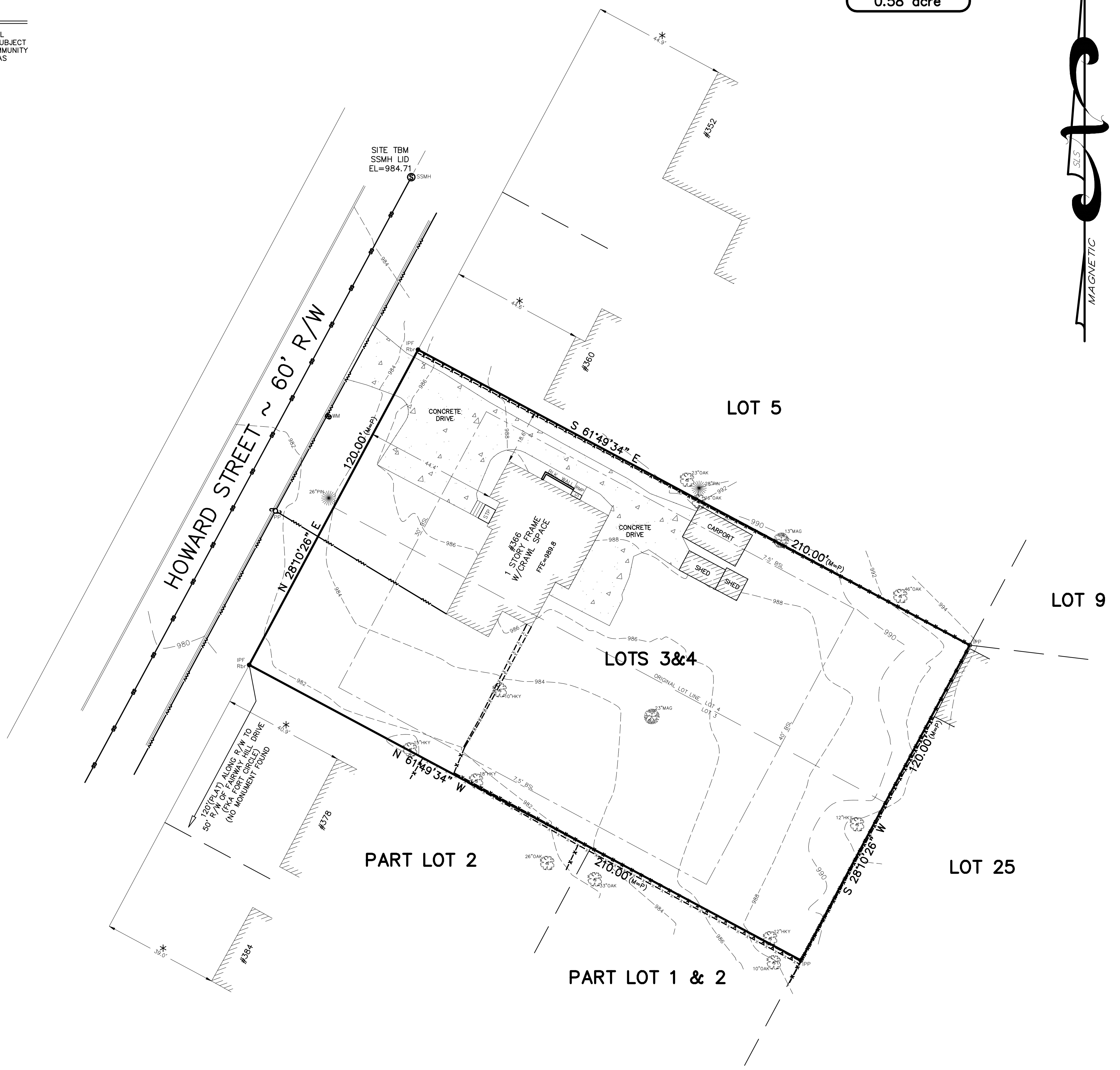
GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS NOTED OTHERWISE.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS SHOWN OTHERWISE.
6. NO ZONING REPORT SUPPLIED. THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING DESIGNATIONS SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM DEKALB COUNTY, GA. RECORDS.

SURVEYOR CERTIFICATION
THIS PLAT 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Gerald T. Batchelor
GERALD T. BATCHELOR, RLS #2238

PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.
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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.



2106766.dwg

GRAPHIC SCALE
1 inch = 20 ft.

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

The field data upon which this plat is based has a closure of 1 foot in 15,000+ feet, an angular error of 03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

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ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

ABOVE THE GROUND PLAT PREPARED FOR:

KOVA REAL ESTATE, LLC

LAND LOT 179 15th DISTRICT SECTION DEKALB COUNTY, GEORGIA

LOT 3 & 4 BLOCK "F" UNIT

SUBDIVISION **PARKVIEW**

SURVEYED: DRAFTED: PLOTTED: DISC #: APPROVED: SHEET 1 OF 1

FIELD DATE 02/03/22 PLAT DATE 02/16/22
SCALE 1" = 20'

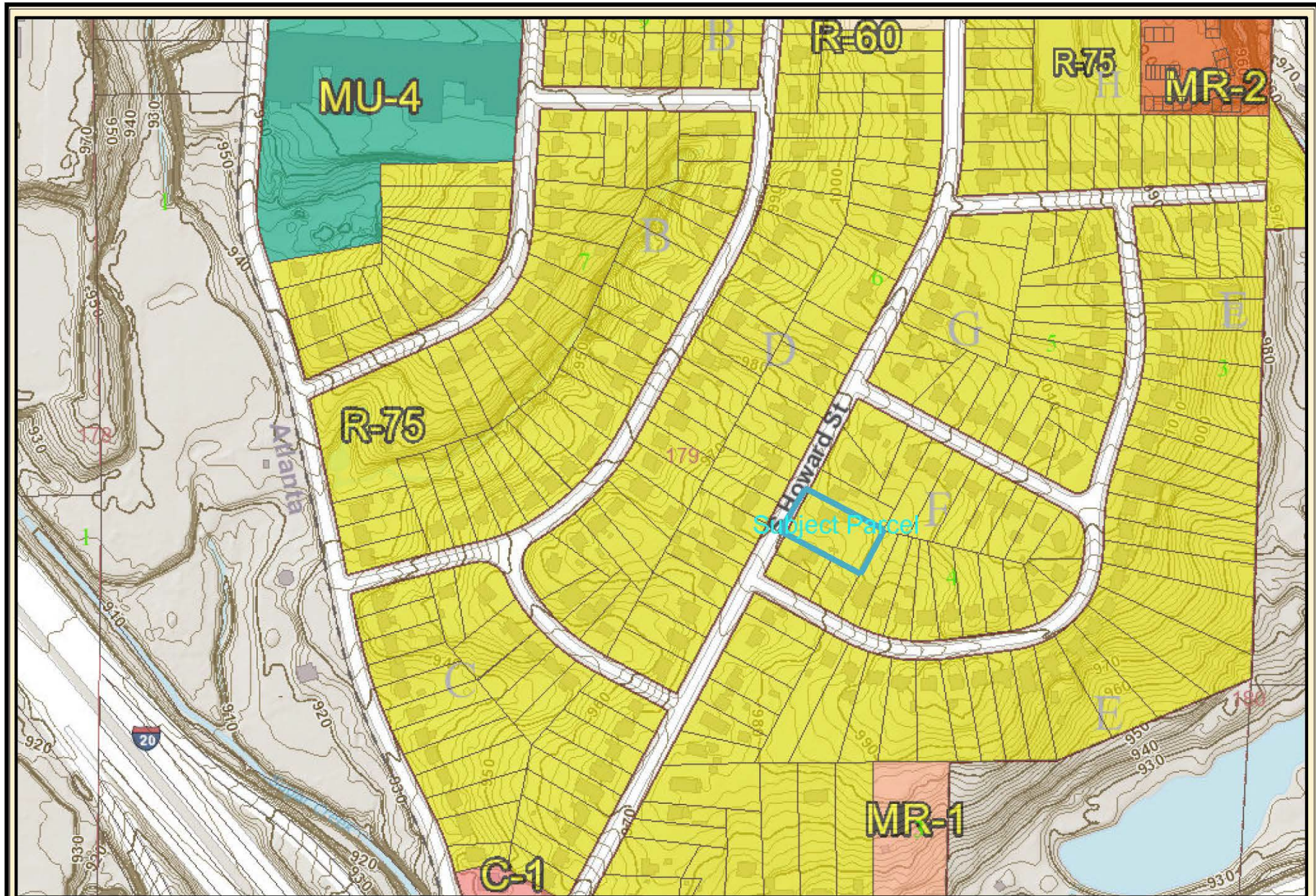
REVISION BY: DATE:

DEKALB COUNTY, GEORGIA

NO. 2238
REGISTERED PROFESSIONAL SURVEYOR
GERALD T. BATCHELOR

PLAT BOOK 12 PAGE 29
DEED BOOK 29576 PAGE 182

JOB # 21-6766



DeKalb County Parcel Map

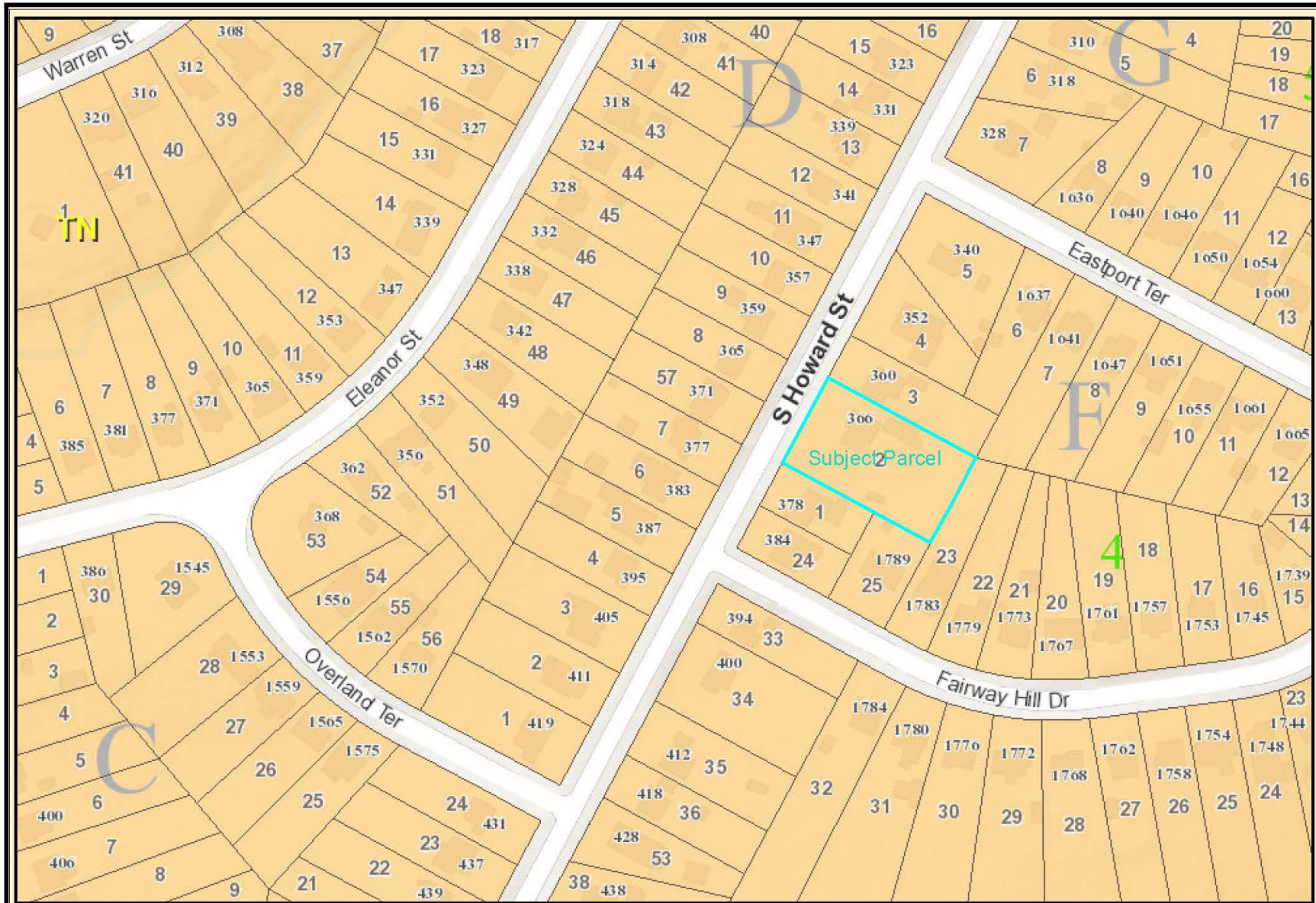


Date Printed: 1/21/2022



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DeKalb County Parcel Map

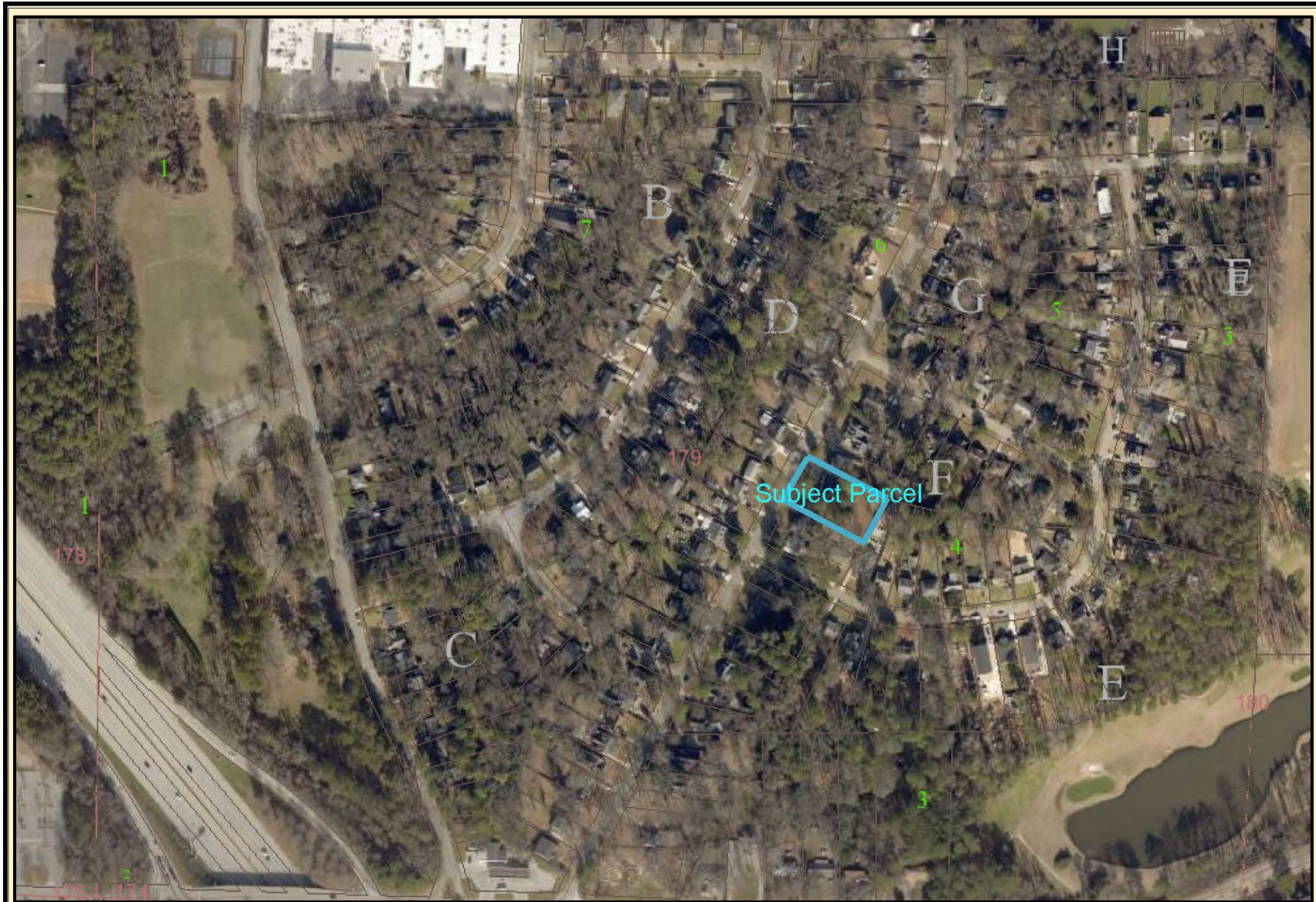


Date Printed: 1/24/2022



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DeKalb County Parcel Map



Date Printed: 1/21/2022



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Subject Property



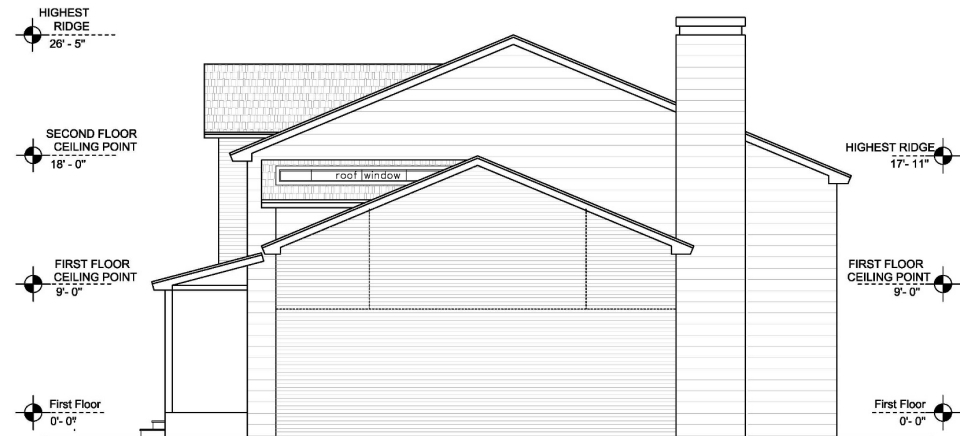
FRONT VIEW ELEVATION



LEFT VIEW ELEVATION

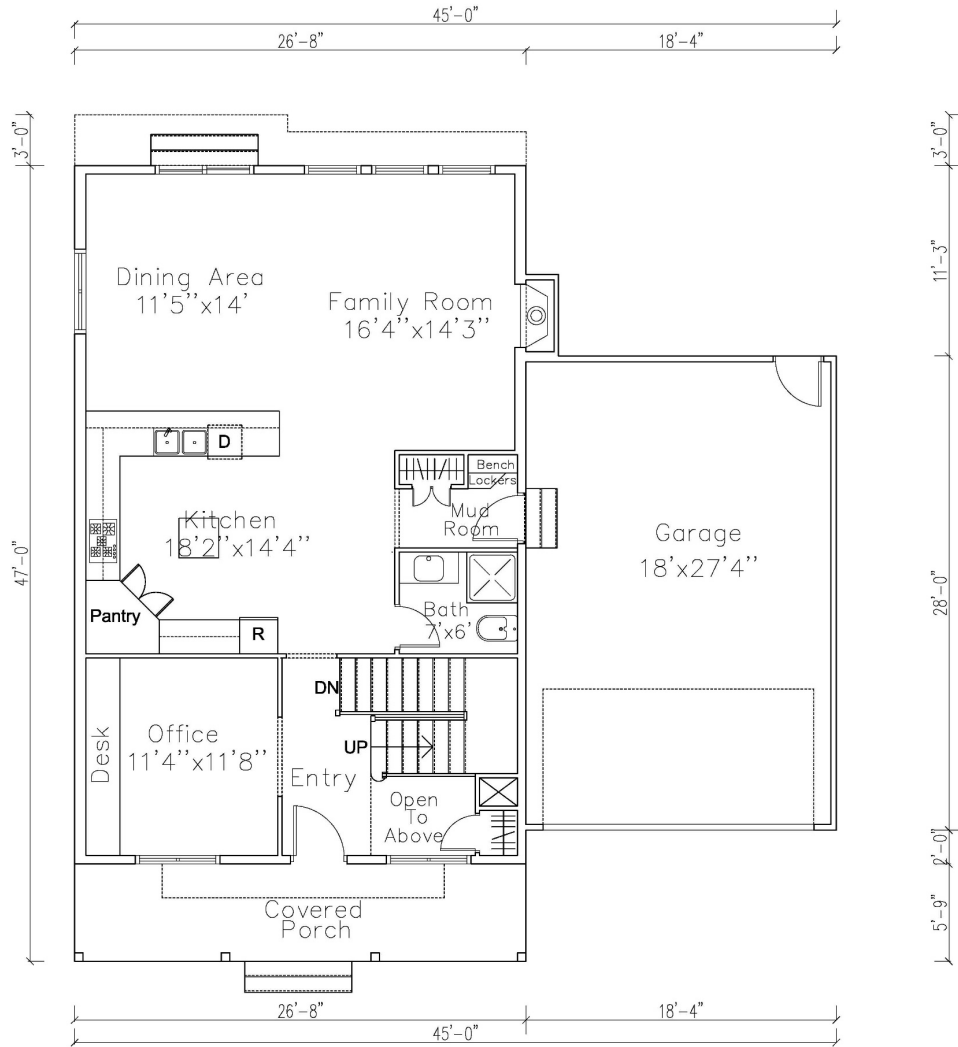


REAR VIEW ELEVATION

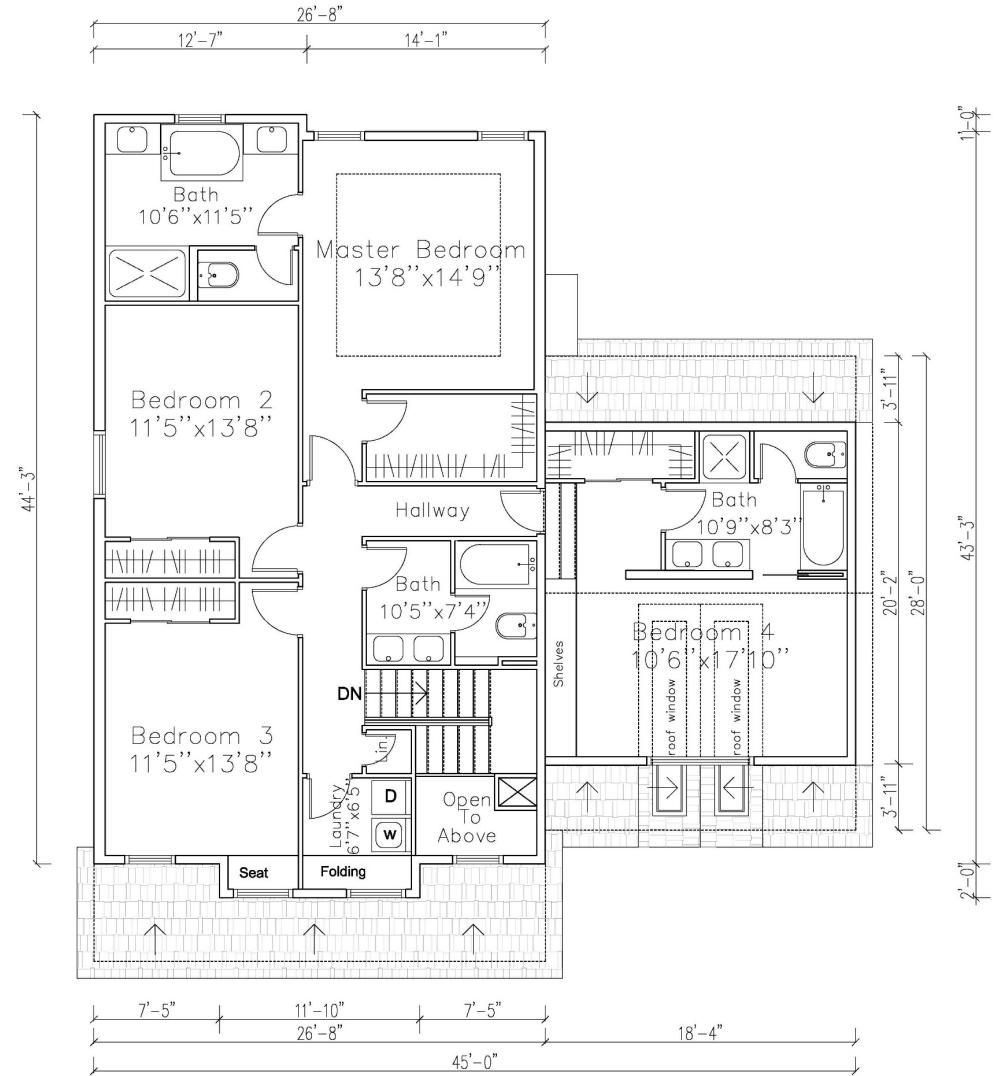


RIGHT VIEW ELEVATION





MAIN FLOOR PLAN
1100.00 sq.ft



SECOND FLOOR PLAN
1467.48 sq.ft