



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: March 6, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-18-22032 **Agenda #:** N. 10

Location/Address: The south side of South Stone Mountain Lithonia Road, approximately 345 feet east of South Deshon Road at 2053 South Stone Mountain Lithonia Road in Lithonia, Georgia. **Commission District:** 5 **Super District:** 7

Parcel ID(s): 16-100-06-004

Request: A Special Land Use Permit (SLUP) to allow a personal care home for six residents within the R-100 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41.A & B of the DeKalb County Code .

Property Owner(s): Norma Kahn

Applicant/Agent: Maryln Wallace

Acreage: 1.25

Existing Land Use: A personal care home for up to six persons

Surrounding Properties: To the northwest, west, and southwest: vacant, wooded land; to the north, northeast, east, southeast, and south: single-family residential.

Adjacent Zoning: North: C-1 South: R-100 & RSM East: R-100 West: R-100

Comprehensive Plan: SUB (Suburban) Consistent Inconsistent

Proposed Density: NA	Existing Density: NA
Proposed Units: Personal Care Home for six persons within existing structure.	Existing Units: One Single-Family Home

Proposed Lot Coverage: No increase proposed

Existing Lot Coverage: NA

Zoning History: Based on DeKalb County records, it appears that the single-family residential zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

PROJECT ANALYSIS

The subject property is a 1.25-acre site with street frontage along South Stone Mountain Lithonia Road, a two-lane Minor Arterial street with a center turn lane. It is developed with a one-story, 2,842 square foot (including finished basement) house. It is proposed to be operated by Maryln Wallace, the applicant, as a personal care home for six adults. Based on the submitted information, the house has four bedrooms and three bathrooms.. Based on county records, it appear that the subject property was previously operated as a personal care home for three persons, between 2007 and 2010 as "*Uplifting the Community*".

Parking is provided by a 110-foot driveway, which can accommodate eight vehicles (includes the paved parking area adjoining the driveway). The applicant indicates that transportation is provided by the staff.

The subject property is surrounded by a chevron gas station/food mart, barber shop, and dry cleaners to the north across South Stone Mountain Lithonia Road and single-family residential to the east, west and south. Access is restricted to South Stone Mountain Lithonia Road, a Minor Arterial Road. .

The Georgia Office of Regulatory Services Facilities Location and Information Guide indicates that there are no other personal care homes within 1,000 feet of the subject property.

LAND USE AND ZONING ANALYSIS

Section 27-873 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**
It appears that the size of the site is adequate for the proposed use and complies with provision of all required yards, open space, minimum off-street parking, and other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The group personal care home will function as a residence, and as such, will be compatible with the other residences on South Stone Mountain Lithonia Road and in the surrounding area.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** A personal care home for six persons is not expected to increase demands on services and utilities to a level that would render them inadequate.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** A personal care home for six persons is not expected to increase traffic to levels that would increase traffic or create congestion in the area.

- E. **Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** Trips to and from the subject property are not expected to noticeably increase, and access routes to the site appear to be adequate to accommodate the low level of traffic that is generated by the personal care home.
- F. **Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** Taking into account the good condition of the driveway, the handicap ramp that connects the front door with the driveway, and the three entrance/exits to the front and side yards, the property appears to provide satisfactory ingress and egress and access for emergency vehicles.
- G. **Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** A personal care home for six persons is not expected to create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.
- H. **Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The hours of operation will continue to be the same as those of a typical residence, and are not expected to adversely impact adjoining properties.
- I. **Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** The personal care home is not expected to operate such that it would create adverse impacts upon any adjoining land use.
- J. **Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** It appears that the request is consistent with the requirements of the R-100 zoning classification in which the use is proposed to be located.
- K. **Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposal is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population." (Housing Policy No. 7)
- L. **Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** Because no buffers or transitional buffers are required, this consideration is not applicable.
- M. **Whether or not there is adequate provision of refuse and service areas:** It appears that there is adequate provision of refuse and service areas.
- N. **Whether the length of time for which the special land use permit is granted should be limited in duration:** There appears to be no reason to limit the duration of the requested special land use permit.
- O. **Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** Because no changes are proposed to the size, scale, or massing of the home, this consideration is not applicable.
- P. **Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. **Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** It appears that the home currently satisfies the supplemental regulations. The Georgia Office of Regulatory Services Facilities Location and Information Guide indicates that there are no other personal care homes within 1,000 feet of the subject property.

- R. **Whether or not the proposed building as a result of its proposed height , would create a negative shadow impact on any adjoining lot or building:** Because no changes are proposed to the height of the home, this consideration is not applicable.
- S. **Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject area:** The Georgia Office of Regulatory Services Facilities Location and Information Guide indicates that there are no other personal care homes within 1,000 feet of the subject property.
- T. **Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** It appears that a personal care home would be consistent with the needs of the neighborhood and of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

Compliance with District Standards:

R-100 STANDARD		REQUIRED/ALLOWED	EXISTING	COMPLIANCE
LOT WIDTH		Min. 100 ft	120 ft	Yes
LOT AREA/DENSITY		Min. 15,000 sq. ft.	54,450 sq. ft.	Yes
YARD SETBACKS	FRONT	Min. 40 feet or average front yard setback	105 feet	Yes
	INTERIOR SIDE	Min. 10 feet	East side: 12 feet West side: 17 feet	Yes
	REAR	Min. 40 feet	305 feet	Yes
FLOOR AREA OF D.U.		Min. 2,000 s.f.	2,842 s.f. (includes finished basement)	Yes
LOT COVERAGE		Max. 35%	Estimated to be below 35%	Estimated to be below 35%
PARKING		Min.: 4 spaces	8 spaces	Yes

STAFF RECOMMENDATION:

The proposal is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population." (Housing Policy No. 7) Based on the submitted information, the property has adequate area to provide privacy and open space for a group personal care home, and there is sufficient space in the house to provide beds for six client residents and one staff person. A group personal care home is not expected to increase traffic to levels that would create congestion in the area along this minor arterial road (South Stone Mountain Lithonia Road). The group personal care home will function as a residence, and as such, will be compatible with the commercial uses and other residences and along South Stone Mountain Lithonia Road and in the surrounding area. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. The Special Land Use Permit shall be issued to Maryln Wallace for operation of a group personal care home of up to six client residents, and shall not be transferrable.
2. Compliance with Article 4.2.41 (Supplemental Regulations for Personal Care Homes) prior to issuance of any building permits or county business licenses.

Attachments:

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

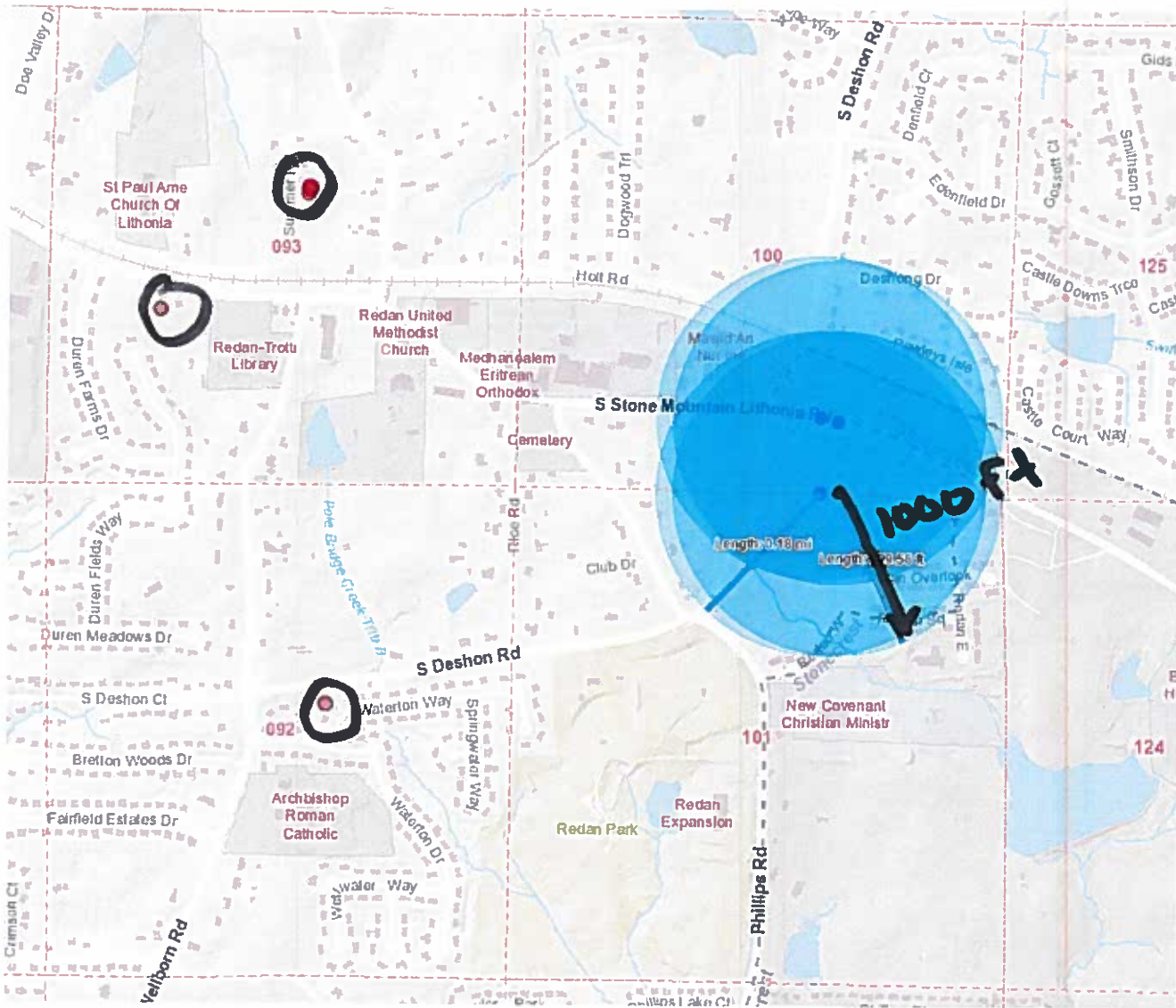
NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- **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.

Personal Care Homes wi 1 mile of Subject property---none within 1000 ft



Home Find Healthcare Facilities Find Long Term Care Facilities Find Home Healthcare Contact us

Print Map Geographic Boundary Layers Distance Measurement Tools Add Geocoder Hide Markers Add Weather Layer

3 Search Results for Personal Care Homes Within 1 Miles Of 2053 South Stone Mountain Lithonia Road, Lithonia, Ga, United States, 1 To 300 Beds

Facility Name	Address	City	Zip Code	Beds	Distance in Miles
COMFORTING ARMS PCH	6094 WATERTON WAY	LITHONIA	30058	3	0.66
HAVEN HOUSE	1479 SUMMER ROAD	LITHONIA	30058	3	0.66
SAHELI PERSONAL CARE	6193 REDAN RD	LITHONIA	30058	3	0.8

Showing 1 to 3 of 3 entries

W/ 1 mile, but > 1000 feet

RECEIVED

JAN 04 REC'D

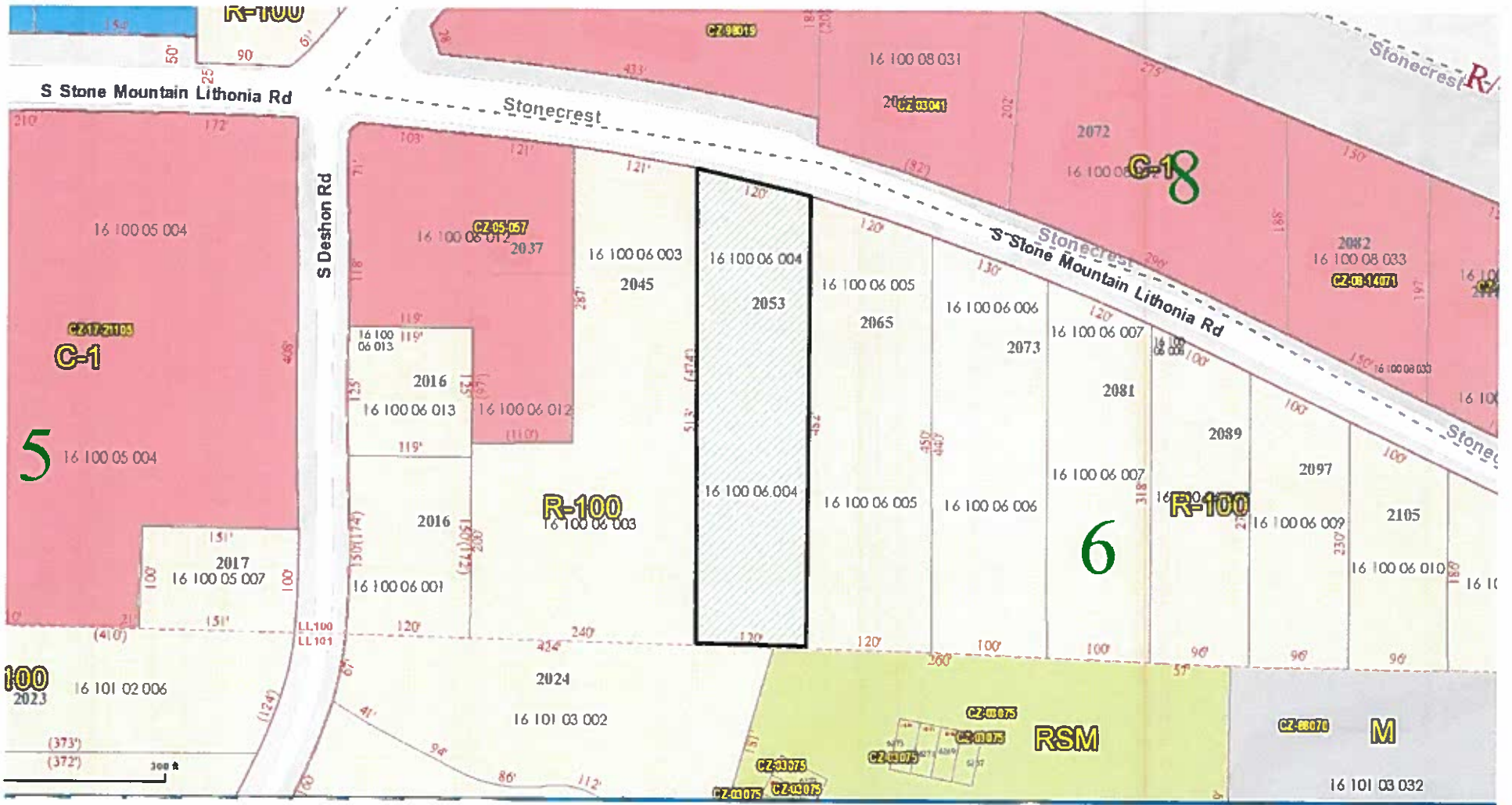
BY:

Special Land Use Permit (# 9)

- a. 2053 South Stone Mountain Lithonia is a four bedroom, three bathroom, two living and one dining space to accommodate a maximum of six residents. The property is wheelchair accessible and is located on 1.1 acres of land with a total of six parking spaces.
- b. In relation to the proposed use with adjacent properties, land use with other properties and land use in the district, this property is compatible. There is at least one personal care home within two miles of this property.
- c. There are adequate public service utilities and facilities such as a public bus route, the health department, DeKalb Medical Center Hillandale, DeKalb Library Redan-Trotti, Lithonia Police Department, Lithonia fire station, and Redan Recreation Center within a five mile radius.
- d. There is adequate Public Street to accommodate a personal care home traffic. This home is located on a main street with four lanes of traffic in front of it.
- e. The volume of traffic that would be generated by the proposed use will be minimal and not adversely affect the existing land use.
- f. With regards to the Ingress, egress, traffic flow, and access in an event of an emergency, the proposed property will not hinder such flow. Upon entering the property from the west there is a decal lane, a right-away lane and a left turning lane which prevents traffic back-up. Upon entering the property from the east a simple right turn is required.
- g. The proposed use will not create any adverse impact to the adjoining land users by reason of noise, odor, dust, or smoke.
- h. The hours of operation for the proposed personal care home will not create an adverse impact upon adjoining land users.
- i. The proposed use of a personal care home will not interfere with the normal manner of adjoining land users and residential living.
- j. The proposed plan is consistent with the requirement of the zoning district classification
- k. The proposed plan use is consistent with the policies of the comprehensive plan.
- l. The proposed plan does provide for all required buffer zones where required by regulations.
- m. There is adequate provision of refuse and service area.
- n. There should be a limited duration of time for which the special land use permit is granted.
- o. The size, scale and massing of the personal care home are appropriate in relation to the size, scale and massing of the adjacent and nearby buildings.
- p. The proposed plans will not adversely affect historic buildings, sites, districts, or any

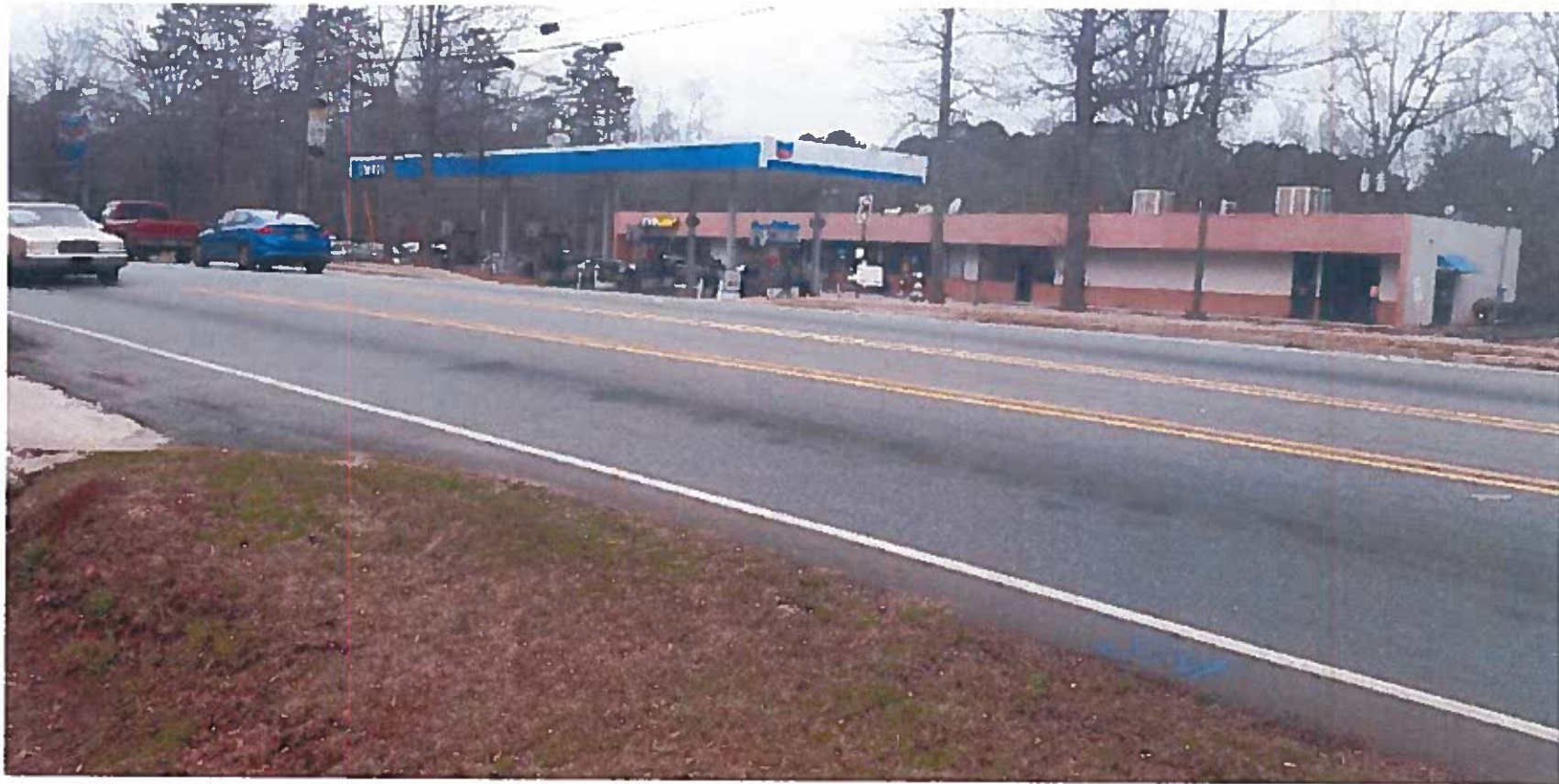
archaeological resources.

- q. The proposed use satisfies the requirements contained within the Supplemental Regulation for such special land use permit.
- r. The buildings height will not create a negative shadow impact on any adjoining buildings or lots.
- s. The proposed use of a personal care home will not result in a disproportional proliferation of that or similar uses in the subject character area.
- t. The proposed use will be consistent and compatible with the needs of the neighborhood and community as a whole, and would not be in conflict with the overall objectives of the comprehensive plan.

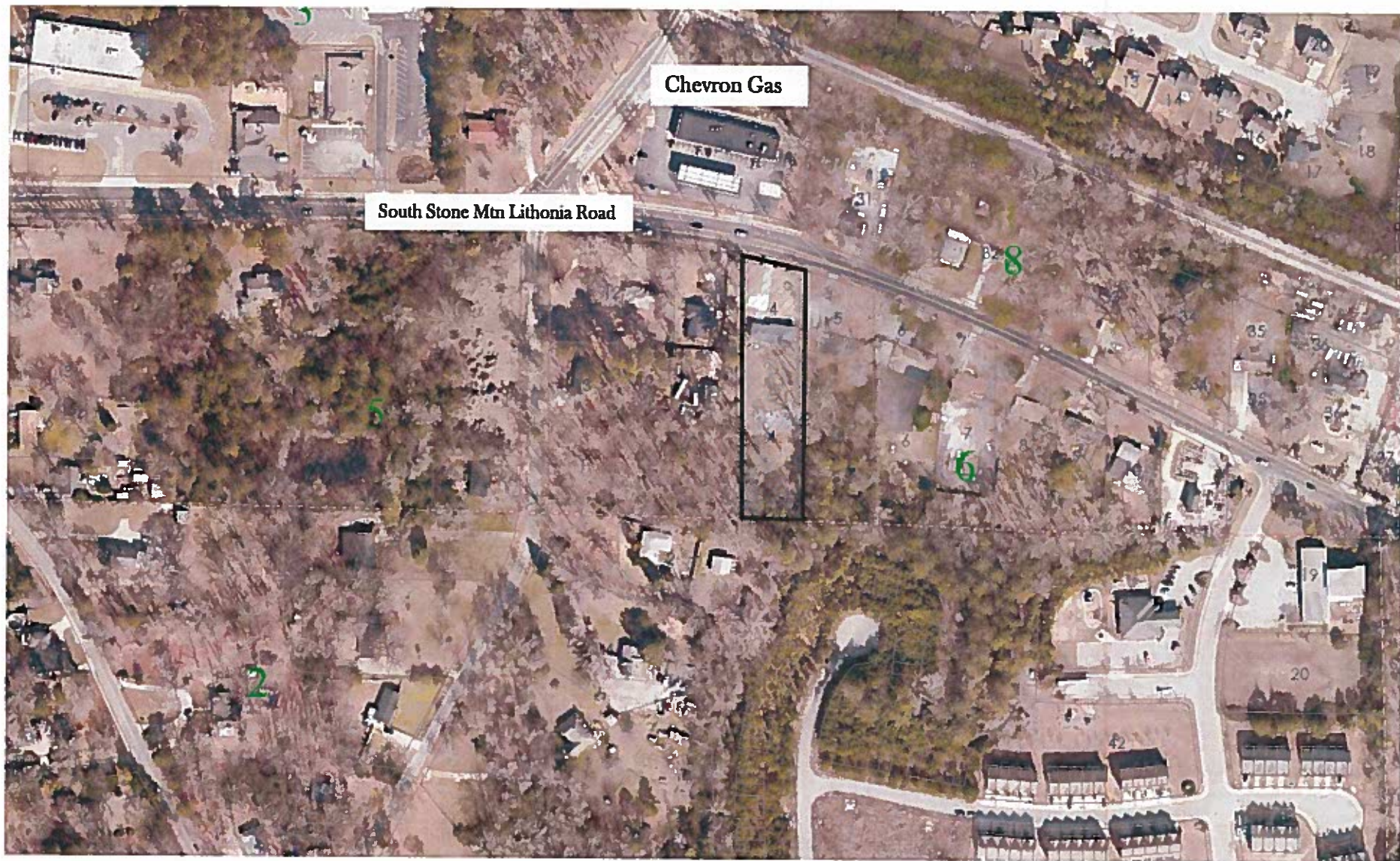




To the northwest across the street of Subject Property









APPRAISAL OF REAL PROPERTY

2053 Stone Mountain Lithonia Rd
See attached
Lithonia, GA 30058-5316

First Bank Financial Centre
155 W. Wisconsin Ave
Oconomowoc, WI 53066

12/15/2017

CRANE PROPERTY SERVICES

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

KIMBERLY D. CRANE

5625

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

RONALD M. HECKMAN
JEANMARIE HOLMES
KEITH STONE

62124620

KIMBERLY D. CRANE

5625

Status ACTIVE

**CERTIFIED RESIDENTIAL REAL
PROPERTY APPRAISER**

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

ORIGINALLY LICENSED

04/15/1996

END OF RENEWAL
12/31/2017



WILLIAM L. ROGERS, JR.
Real Estate Commissioner

62124620

KIMBERLY D. CRANE

5625

Status ACTIVE

**CERTIFIED RESIDENTIAL REAL
PROPERTY APPRAISER**

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State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



WILLIAM L. ROGERS, JR.
Real Estate Commissioner

62124620

GLA 1,434
Total Rooms 6
Total Bedrms 3
Total Bathrms 2.0
Location A;BsyRd;
View N;Res;
Site 1.10 ac
Quality Q3
Age 56



Subject Side



Subject Bedroom





GLA 1,434
Total Rooms 6
Bedrooms 3
Bathrooms 2.0
Location A;BsyRd;
View N;Res;
Site 1.10 ac
Quality Q3
Age 56

Subject Bedroom



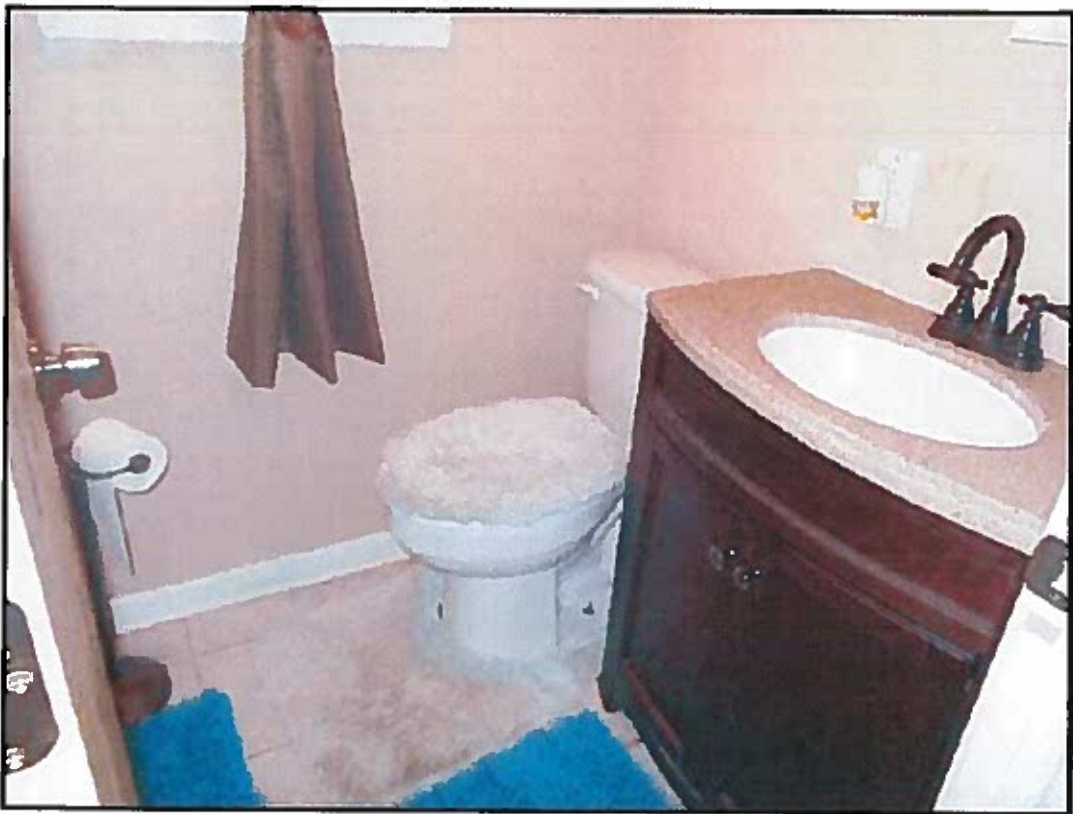
Subject Bath #1





GLA 1,434
Total Rooms 6
Bedrooms 3
Bathrooms 2.0
Location A;BsyRd;
View N;Res;
Site 1.10 ac
Quality Q3
Age 56

Bedroom



Subject Basement
Bath



Subject Basement
Bath
additional photo

GLA 1,434
Total Rooms 6
Bedrooms 3
Bathrooms 2.0
Location A;BsyRd;
View N;Res;
Site 1.10 ac
Quality Q3
Age 56



Subject Bath #2

additional photo



Subject Dining





GLA 1,434
Total Rooms 6
Bedrooms 3
Bathrooms 2.0
Location A;BsyRd;
View N;Res;
Site 1.10 ac
Quality Q3
Age 56



Subject Kitchen



Subject Kitchen
additional photo



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

CHIEF EXECUTIVE OFFICER

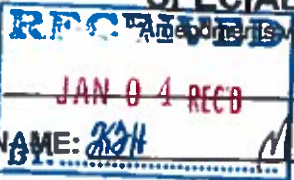
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

DIRECTOR

Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT APPLICATION



Applications will not be accepted after 5 working days after the filing date.

Date Received: JAN 04 2018 Application No.: Sup-18-22032

APPLICANT NAME: Marlyn Wallace

Daytime Phone #: 678-558-3106 Fax #: _____

Mailing Address: 2053 South Stone Mountain Lithonia Road, Lithonia Georgia 30058 E-mail: marlyn_wallace@yahoo.com

OWNER NAME: NORMA KAHN + MICHAEL BURKE-ANDRASE
(If more than one owner, attach contact information for each owner)

Daytime Phone #: 706 979-0475 Fax #: 770 484-4539

Mailing Address: 2053 S. STONE MOUNTAIN - LITHONIA RD LITHONIA GA 30058 E-mail: KAHN-NORMA@YAHOO.COM

SUBJECT PROPERTY ADDRESS OR LOCATION: 2053 S. Stone Mountain Lithonia Rd Lithonia, DeKalb County, GA, 30058

District(s): 16th Land Lot(s): 100 Block(s): 06 Parcel(s): 004

Acreage or Square Feet: 1.25 acres Commission District(s): 5, 7 Existing Zoning: Residential(R100)

Proposed Special Land Use (SLUP): Personal care home, group

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: Signature of Applicant: Marlyn Wallace
(Check One)

Printed Name of Applicant: MARLYN WALLACE

Notary Signature and Seal: 1-2-18

WILMA FORD
NOTARY PUBLIC, DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 10, 2020

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

**PRE-APPLICATION
REZONES, LAND USE AND SPECIAL LAND USE**
(Pre-application required by appointment prior to filing; submit copy at filing)

Property Frontage/Address: 2053 St MtN Lth

Parcel I.D.: 16-100-06-004 Acreage: _____

Proposed Development Name: Marlyn Wallace DRI? Yes No

Existing Development/Use: _____

Proposed Use: PCH group Proposed Density/#Units: max 6 residents

Existing Zoning: R-100 Proposed Zoning: SLUP PCH group

Existing Plan Designation: Suburban Consistent Inconsistent

Current Land Use: _____ Proposed Land Use: _____

Proposed Access: St Mt Lithonia

SLUP Request: PCH Art 27: _____

Contact Person: Marlyn Wallace Phone: 678-552-3106
Address: 2053 W Stone Mountain Email: marlyn.wallace@ga
Lithonia 30059 car

- Reviewed Required Submittals/ Schedule/DRI
- Reviewed Zoning Standards/Reference Chapter 14
- Reviewed Site Plan Check list
- Discussed Consistency with Plan and Surrounding Zoning/Uses
- SLUP Requirements/Supplemental Regs
- Process explained to applicant:

RECEIVED
JAN 04 REC'D
BY:

Staff Comments: _____

Planner [Signature]

Date 12-18-17

Notice Date: Tuesday, December 19, 2017

Public Notice

To

Request for a Special Land Use Permit

Filed by: Marlyn Wallace

Located at: 2053 South Stone Mountain Lithonia Road

Lithonia, GA 30058

Current Use – Single Family Residence

Proposed Use – Personal Care Home, Group

Capacity – No more than six residents or clients

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Redan-Trotti Library

Location: 1569 Wellborn Rd, Lithonia, GA 30058

Date and Time: Wednesday, January 3rd, 2018 at 6:00 PM

**Contact Info: Marlyn Wallace, (678)-558-3106
marlyn_wallace@yahoo.com**





CHIEF EXECUTIVE OFFICER

DEPARTMENT OF PLANNING & SUSTAINABILITY

DIRECTOR

Michael Thurmond

Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT APPLICATION 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: 1-2-18

TO WHOM IT MAY CONCERN:

(I) (WE), NORMA KAHN + MICHAEL BURKE-ANDRODE
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
MARLYN WALLACE
Name of Applicant or Agent

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

Wilma Ford
Notary Public

WILMA FORD
NOTARY PUBLIC, DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 10, 2020

Norma Kahn
Owner

Wilma Ford
Notary Public

WILMA FORD
NOTARY PUBLIC, DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 10, 2020

Michael Burke-Andrade
Owner

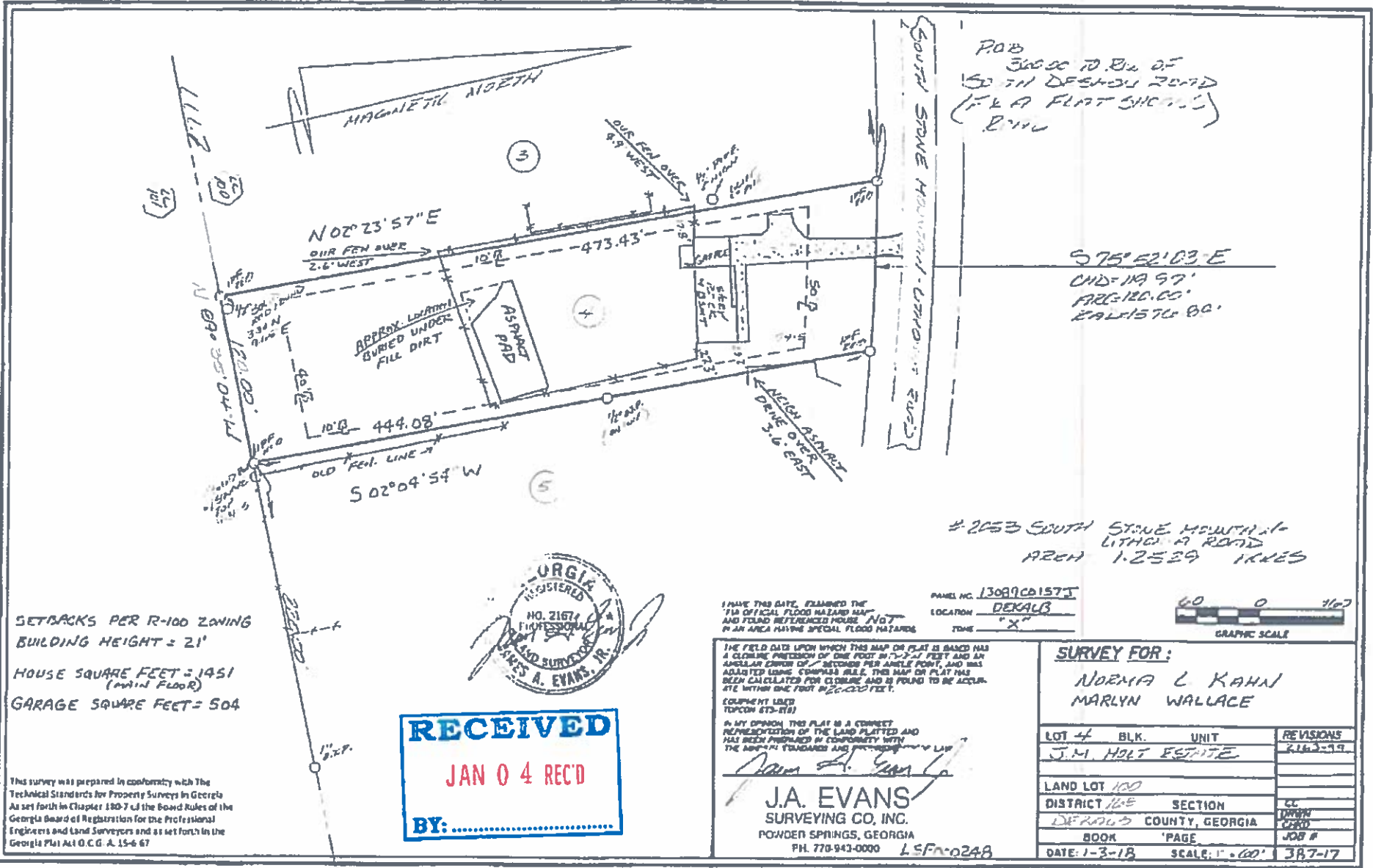
Notary Public

Owner

Notary Public

Owner





PROB
300.00 TO Bk OF
SOUTH DEKALB ROAD
(FLA FLAT SHOULDER)
EVAL

S75°52'03"E
CND=119.97'
ARE=100.00'
EAL=1576.00'

#2053 SOUTH STONE MOUTH RD
LITHIA SPRING ROAD
AREA 1.2529 ACRES

SETBACKS PER R-100 ZONING
BUILDING HEIGHT = 21'
HOUSE SQUARE FEET = 1451
(main floor)
GARAGE SQUARE FEET = 504



RECEIVED
JAN 04 REC'D
BY:

I HAVE THIS DATE, EXAMINED THE
TIA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE NOT
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

PANEL NO. 130A9C0157J
LOCATION DEKALB
TOWNSHIP X



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 7,774 FEET AND AN
ANGULAR ERROR OF 1.4 SECONDS PER ANGLE POINT, AND HAS
ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCU-
RATE WITHIN ONE FOOT IN 22,000 FEET.

EQUIPMENT USED
TOPCON GTS-8101
IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE APPROPRIATE STANDARDS AND PRACTICES OF THE
PRACTICE OF SURVEYING IN THE STATE OF GEORGIA

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000 LSF02248

SURVEY FOR:			REVISIONS
NORMA L. KAHN MARLYN WALLACE			2/16/29
LOT 4	BLK.	UNIT	
J.M. HOLT ESTATE			
LAND LOT 100			
DISTRICT 16E SECTION			CC
DEKALB COUNTY, GEORGIA			DRYIN
BOOK PAGE			CORD
DATE: 1-3-18			JOB #
SCALE: 1" = 60'			387-17

SERIES PRODUCTS 816941

This survey was prepared in conformity with the
Technical Standards for Property Surveys in Georgia
As set forth in Chapter 180-7 of the Board Rules of the
Georgia Board of Registration for the Professional
Engineers and Land Surveyors and as set forth in the
Georgia Plat Act O.C.G. A. 15-6-67