



Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

Applicant and/or Authorized Representative: Alrick McIntyre  
Mailing Address: 1157 school side dt  
City/State/Zip Code: Lithonia Georgia 30083  
Email: alrickm@gmail.com  
Telephone Home: 6505375303 Business: \_\_\_\_\_

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Alrick McIntyre  
Address (Mailing): 1157 school side dr, Lithonia, Georgia 30083  
Email: alrickm@gmail.com Telephone Home: 6505375303 Business: \_\_\_\_\_

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 3140 Kelly st City: Scottdale State: GA Zip: 30079  
District(s): 04 Land Lot(s): 24 Block: 42 Parcel: 1804721017  
Zoning Classification: R-75 Tier-2 Commission District & Super District: \_\_\_\_\_

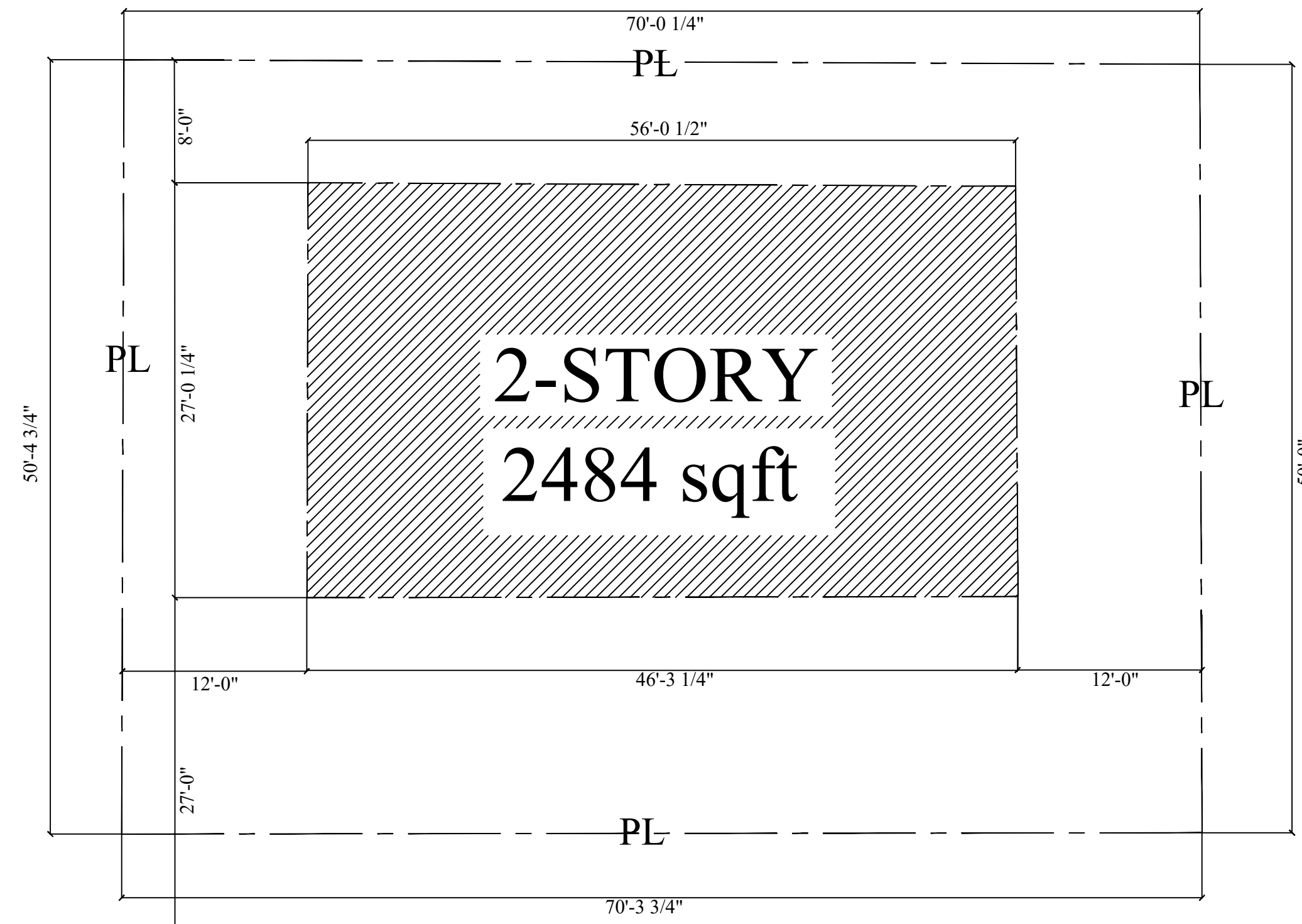
**CHECK TYPE OF HEARING REQUESTED:**

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

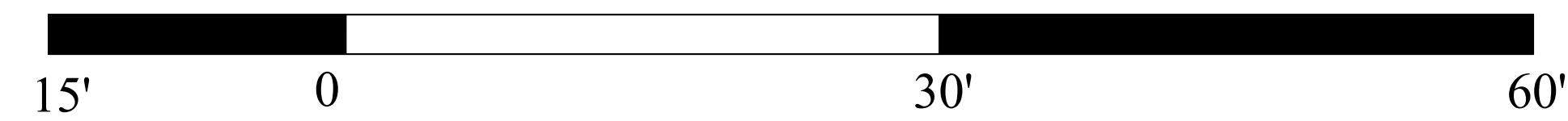
**\*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.\***

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

# 3140 KELLY STREET SCOTDALE GA 30079



GRANITE CURB  
KELLY STREET



DEKALB COUNTY  
ZONING: R-75  
MINIMUM FRONT SETBACK - 45'  
THOROUGHFARES, 35' ARTERIAL, 30'  
COLLECTOR AND ALL OTHER STREETS AND  
25' W/ALLEY ACCESS  
MINIMUM SIDE SETBACK - 7.5'  
MINIMUM REAR SETBACK - 40'  
FIELD DATA:

DATE OF FIELD SURVEY 9-13-23.

THE CALCULATED POSITIONAL  
TOLERANCE BASED ON REDUNDANT  
LINEAR MEASUREMENTS OF  
OBSERVED POSITIONS WAS FOUND  
TO BE 0.00 FEET.

EQUIPMENT:  
ELECTRONIC TOTAL STATION AND NETWORK GPS  
GPS RECEIVER: SP 85  
SN: 6129500077  
NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 3,522 SQ FT, 0.081 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 52,987 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT  
PROPERTY: DB 30891 PG 222-224  
PROPERTY OWNER AT TIME OF SURVEY:  
CAVALIER RECOVERY LLC  
PARCEL NUMBER: 18 047 21 017

REFERENCE: DEED BOOK 30891 PG 222-224  
DEED BOOK 29286 PG 322-323

FLOOD HAZARD NOTE: THIS PROPERTY IS  
NOT LOCATED IN A FLOOD HAZARD AREA  
AS DEFINED BY FIRM MAP OF DEKALB  
COUNTY, GEORGIA 13089C0067K EFFECTIVE  
DATE AUGUST 15, 2019

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DATE	PROJECT NO.	SCALE	SHEET NO.
2024-37		1/4" = 1'-0"	A1

R DESIGN  
CONSULTANTS

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rdesignconsultants@gmail.com



3140 KELLY STREET  
SCOTDALE GA 30079

RELEASED FOR CONSTRUCTION