



Michael L. Thurmond

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, September 11, 2024

Planning Department Staff Analysis



Cedric Hudson

Interim Director

D3. Case No: A-24-1247042

Parcel ID(s): 15 238 02 006

Commission District 02 Super District 06

Applicant: **TCW Homes**
2097 Vista Dale Court
Tucker, GA, 30084

Owner: **Sarah Bacon & Dennis Reidy**
472 Ridgecrest Road NE
Atlanta, GA 30307

Project Name: **472 Ridgecrest Road – Carport to Car Garage**

Location: 472 Ridgecrest Road NE, Atlanta, GA, 30307

Request: Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side-yard setback from 8.5' to 5' to convert a carport into a 2-car garage in the R-85 (Residential Medium Lot) zoning district.

HPC and COA Status: Approved on April 15, 2024.

Staff Recommendation: Withdrawal without prejudice

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: Todd C. Wilkes / TCW Homes
Mailing Address: 2097 Vista Dale Court
City/State/Zip Code: Tucker, GA 30084
Email: toddcwilkes@gmail.com
Telephone Home: 770.639.3104 Business: 770.286.4034

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Sarah N. Bacon & Dennis E. Reidy
Address (Mailing): 472 Ridgecrest Rd NE, Atlanta GA 30307
Email: jfy5@cdc.gov Telephone Home: 404.514.9090 Business: n/a

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 472 Ridgecrest Rd NE City: Atlanta State: GA Zip: 30307
District(s): 15th Land Lot(s): 1 Block: O Parcel: 15 238 02 006
Zoning Classification: R85 Commission District & Super District: 2/6

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 with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 5/16/2024

Applicant Sarah N Bacon
Signature: _____

DATE: 5/17/2024

Applicant Dennis E. Reidy
Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

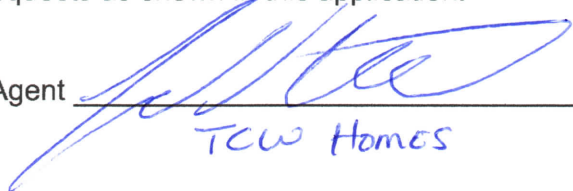
AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

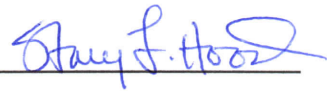
DATE: 5/16/2024

Applicant/Agent
Signature: 
TCW Homes

TO WHOM IT MAY CONCERN:

(I)/ (WE): Sarah N. Bacon & Dennis E. Reidy
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Stacy L. Hood 
Notary Public

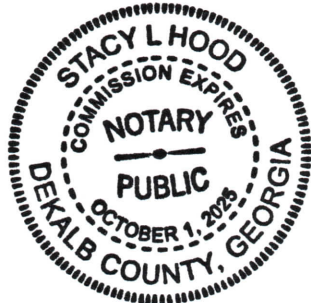
Sarah N Bacon
Owner Signature

Stacy L. Hood 
Notary Public

Dennis E. Reidy
Owner Signature

Notary Public

Owner Signature



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZBOA APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: 5/16/24

CHECK TYPE OF APPLICATION:

- () ADMINISTRATIVE APPEAL
- (X) VARIANCE
- () SPECIAL EXCEPTION

TO WHOM IT MAY CONCERN:

(I) / (WE), Sarah N. Bacon & Dennis E. Reidy
[Name of owner(s)]

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

Todd C. Wilkes / TCW Homes
[Name of Applicant or Representative]

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

Stacy L. Hood
Notary Public

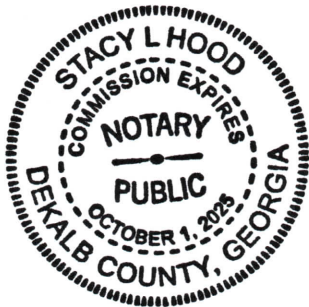
Sarah N Bacon
Owner

Stacy L. Hood
Notary Public

Dennis E. Reidy
Owner

Notary Public

Owner



Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Todd C. Wilkes

Address of Property: 472 Ridgecrest Road

Date(s) of hearing if any: April 15th, 2024

Case Number: 1246924

Approved **Denied** **Deferred**

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Demolish the roof and construct a second story addition on a nonhistoric property in accordance with the design plans submitted and approved by the DeKalb County Historic Preservation Commission on April 15th,2024.

Application is approved with conditions or modifications /without conditions or modifications

Conditions or modifications (if applicable):

The transom window located above the garage doors will be removed from the updated design, as the proposed transom windows are out of character for the Druid Hills Historic District

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

Date: 4/17/24

Signature: 
Chair, DeKalb County
Historic Preservation Commission

Dekalb County Historic Preservation Commission

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813 (Fax)

Michael L. Thurmond
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

April 19, 2024

Site Address: 472 RIDGECREST RD
ATLANTA, GA 30307-

Parcel ID: 15-238-02-006

Application Date: February 27, 2024

Applicant: Todd C. Wilkes

Mailing Address: 2097 Vista Dale Court
Tucker, GA 30084

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON APRIL 15, 2024, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

Demolish the roof and construct a second story addition on a nonhistoric property in accordance with the design plans submitted and approved by the DeKalb County Historic Preservation Commission on April 15th,2024.

The transom window located above the garage doors will be removed from the updated design, as the proposed transom windows are out of character for the Druid Hills Historic District

From: Kim Nguyen <kimthuynguyen850@hotmail.com>
Date: May 13, 2024 at 11:34:18 AM EDT
To: Chris Kennedy <chriskennedy79@hotmail.com>
Subject: variance letter

To Whom It May Concern,

We are the immediate neighbors to the south of 472 Ridgecrest Road (Sarah Bacon and Dennis Reidy are the owners) and are aware of and support the planned renovations.

More specifically, we understand that the back of the garage will cross the setback near the border of our property and we are fine with that. Second, we understand that the pouring of footings and new foundation for the garage may affect the health of a tree that occupies both our property and theirs. We understand the risk to the health of the tree and still support their proceeding with the renovation as planned. Sarah and Dennis have agreed to take full ownership and responsibility for monitoring the health of the tree and ensuring the necessary maintenance and mitigation as necessary.

We hope they will be successful in obtaining a variance so that they can proceed with their renovations as planned.

Thanks,

Kim Nguyen and Chris Kennedy (home owners at 466 Ridgecrest Road)

Letter of Intent

Subject: Variance Request for Side Yard Setback Reduction – Chapter 27 Section 2.2.1 – Convert Existing Carport to New Garage Construction

Dear Members of the Zoning Board of Appeals,

My name is Todd Wilkes, and I represent the homeowners Sarah N. Bacon and Dennis E. Reidy. We are writing to formally request a variance from Chapter 27, Section 2.2.1 of the DeKalb County Zoning Ordinance. Our request pertains to the reduction of the side yard setback requirement from 8.5' to 5' for our property located at 472 Ridgecrest Road NE, Atlanta, GA 30307. The purpose of this variance is to facilitate the construction of a usable two car garage (that would be approximately 2' into the side setback) which is crucial for the improvement and effective use of my property. The plans for the construction of the garage have already been approved by the HPC and the COA was approved on April 15, 2024.

1. Physical Conditions of the Site:

The existing carport was constructed in 1950 and is legal non-conforming. In order for us to obtain approval from the HPC for this renovation project, the new proposed garage had to be pushed back 6', which caused it to infringe on the 8.5' side setback. Also, because of the unique shape of our property, which is characterized by an irregularly shaped triangular lot, we feel this constitutes a special case necessitation for this variance.

2. Minimum Variance Necessary:

This request is to ask solely for the minimum variance necessary to construct a usable two car garage. The HPC required that we push the garage back towards the rear yard, which has caused the infringement into the side setback. We are just looking to ensure that we can have full use of our property and we are not seeking any advantages beyond those available to other property owners in the same zoning district.

3. Public Welfare:

We do not expect any negative impact on the neighborhood and community as we are not changing the use of the property and the change is not expected to increase noise in the area. The proposed reduced side setback will not pose any harm to

public welfare, neighboring properties, or the overall improvements in the R-85 zoning district. Currently there is a tree on the neighbors' property and the neighbor's existing garage and the applicant's existing carport are both currently located in the critical root zone of this tree. The new proposed garage would also infringe on this tree's critical root zone. We do have the full support of our neighbors regarding this variance request, and we have attached a copy of their letter of support as well as photos of the tree for your review.

4. Ordinance Hardship:

A strict interpretation of the zoning laws, in this case, would cause undue hardship for us. The impracticality of adhering strictly to the 8.5' side setback would limit our ability to use our property effectively, therefore preventing us from having a functional full two car garage. Without the variance we would only be able to have a 1.5 car garage. This variance is essential to prevent unnecessary hardship and allow for a reasonable use of our property.

5. Alignment with the Spirit of the Law:

We believe that our variance request would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan. It also aligns with the intent of the Traditional Neighborhood Character Area and will preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community. We have already received approval from the HPC for this project and feel the variance will encourage higher density; intended for larger families.

In conclusion, we appreciate your time and consideration of our variance request. We are committed to working collaboratively to ensure that the proposed changes align with the broader goals and policies of DeKalb County.

Sincerely,

Sarah N. Bacon and Dennis E. Reidy

From: todd wilkes <toddcwilkes@gmail.com>

Sent: Thursday, August 1, 2024 1:18 PM

To: Wells, Debora M <dmwells@dekalbcountyga.gov>

Cc: Carter, Lucas J <ljcarter@dekalbcountyga.gov>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>

Subject: Re: Zoning Board of Appeals Sign Template and Instructions - D3. 472 RIDGECREST ROAD_1247042

We would like to remove our entry for the next meeting. the customer has decided to forgo the appeal. can you please confirm that you have received this response and that we are removed from the meeting.

Regards,

Todd Wilkes

Todd C. Wilkes

CEO/Sales

TCW Homes

770-639-3104

www.tcwhomes.com



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
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

Application for Certificate of Appropriateness

Date submitted: 4/19/2024 Date Received: _____

Address of Subject Property: 472 Ridgecrest Rd NE, Atlanta GA 30307

Applicant: Todd C. Wilkes E-Mail: toddcwilkes@gmail.com

Applicant Mailing Address: 2097 Vista Dale Court, Tucker GA 30084

Applicant Phone: 770.639.3104

Applicant's relationship to the owner: Owner Architect Contractor/Builder Other

Owner(s): Sarah N. Bacon Email: jfy5@cdc.gov

Owner(s): Dennis E. Reidy Email: reidydennis@gmail.com

Owner(s) Mailing Address: 472 Ridgecrest Rd NE, Atlanta GA 30307

Owner(s) Telephone Number: 404.514.9090

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____


Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Removal of transom windows above garage door and replaciing with roof eyebrow with standing seam metal.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pjvennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Sarah N. Bacon and Dennis E. Reidy

being owner(s) of the property at: 472 Ridgecrest Rd, NE, Atlanta GA 30307

hereby delegate authority to: Todd Wilkes / TCW Homes

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): Sarah N Bacon

Date: 4/19/2024

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Created by:

TCW INC. dba TCW HOMES
2097 VISTADALE COURT
TUCKER, GA. 30084
770.286.4034
www.TCVHOMES.com

Created for:

Dennis Reidy, Sarah Bacon
472 Ridgecrest Rd NE
Atlanta, Ga. 30307



DATE	
BY	
NOTE	



Pages:	
PAGE	TITLE
1	PROJECT SUMMARY
2	PROPOSED RENDERINGS

SHEET TITLE: Project Summary

DRAWING PROVIDED TO:
Dennis Reidy, Sarah Bacon
472 Ridgecrest Rd NE
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:
TCW INC. dba TCW HOMES
2097 VISTADALE COURT
TUCKER, GA. 30084
770.286.4034

Propose Revision:

Removal of the transom windows above the garage and replace with a roof "Eyebrow"
The proposed roof "Eyebrow" will be have standing seam roofing and will match the front porch in style and color
The Proposed roof "Eyebrow" will be at the same elevation as the approved front porch

EMERGENCY CONTACT:
TODD WILKES 770.639.3104
TODD@TCWHOMES.COM

DATE:
4/22/2024

SCALE:
.25" = 1'

SHEET:
A-1

Approved Front of House



Proposed revision of the Front of House



Propose Revision:

Removal of the transom windows above the garage and replace with a roof "Eyebrow"

The proposed roof "Eyebrow" will be have standing seam roofing and will match the front porch in style and color

The Proposed roof "Eyebrow" will be at the same elevation as the front porch



DATE	
BY	
NOTE:	

SHEET TITLE:
Proposed Renderings

DRAWING PROVIDED TO:
Dennis Reidy, Sarah Bacon
472 Ridgcrest Rd NE
Atlanta, Ga. 30307

DRAWINGS PROVIDED BY:
TCW INC. dba TCW HOMES
2091 VISTADALE COURT
TUCKER, GA. 30084
770.286.4034

DATE:
4/22/2024

SCALE:
.25" = 1'

SHEET:
A-2

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (39.37 INCHES = 1 METER)

EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 02 SECONDS,
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 62,570 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 168,060 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT BE OF RECORD.

LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
 - CORNER CALCULATED OR SET (IPS)
 - ⊗ LIGHT POLE (LP) / POWER POLE (PP)
 - ⊕ WATER METER (WM)
 - ⊙ GAS METER (GM)
 - ⊖ SPOT ELEVATION
- 1051 --- 1' CONTOURS
1050 --- 10' CONTOURS

LOT AREA
0.523 ACRES +/-
22,798 SQ.FT. +/-

IMPERVIOUS AREA
3,714 SQ.FT. OR
16.3% OF LOT

FLOOR AREA RATIO F.A.R.
183 SQ.FT. OR
8.1% OF LOT

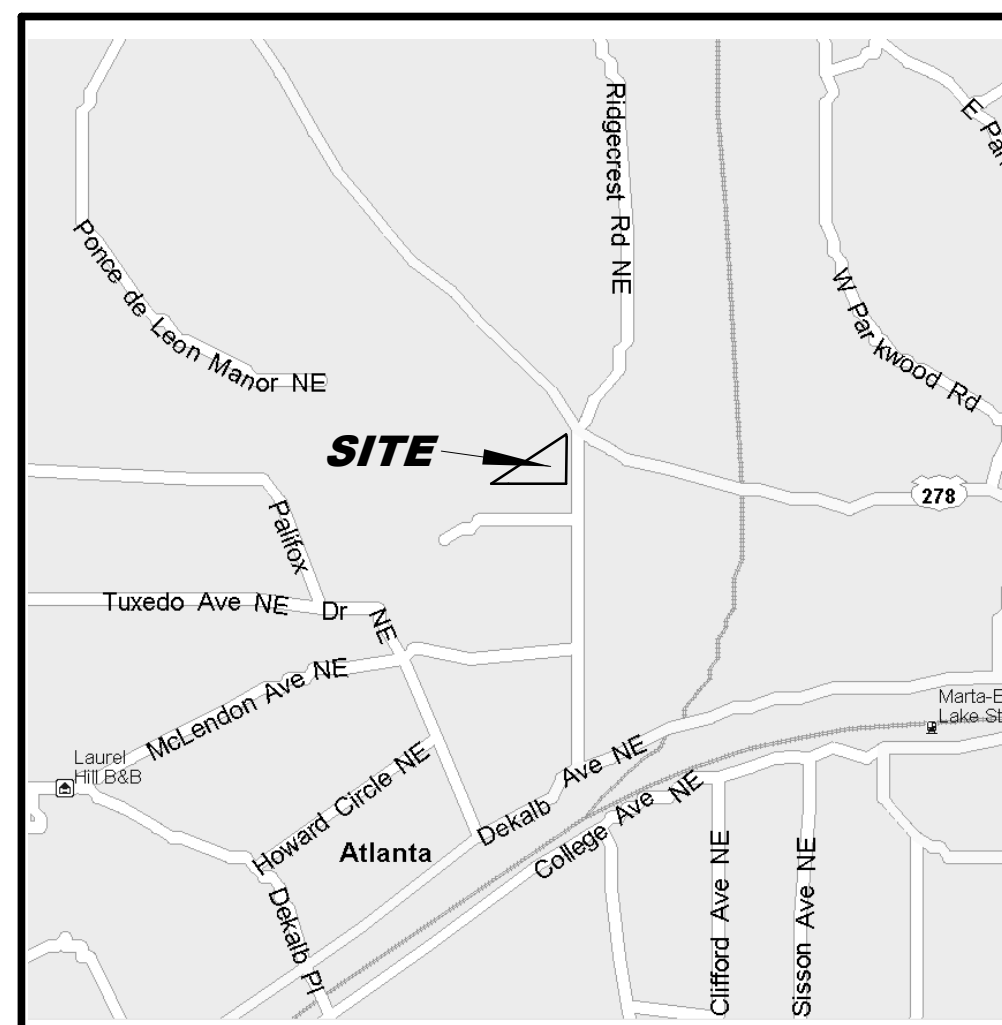
GPS N/S
(STATE PLANE GA W)
N 1,370,428.001
E 2,250,842.070
ELEV. 1052.654 NAVD88

LOT 4
N/F
JENNIFER L. MEEUWSEN
DB 23385 PG 597
TAX ID 15 238 02 008

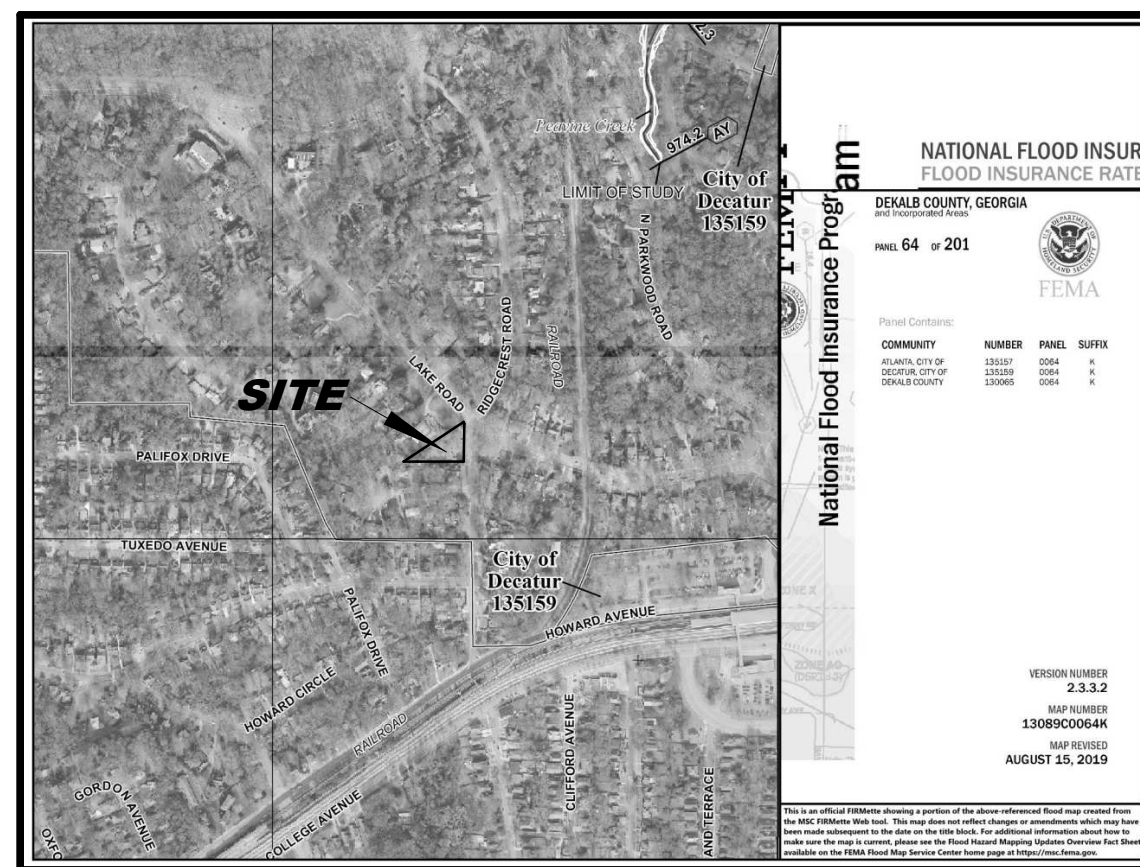
SUBJECT LOT IS LOT 1 BLOCK "O" L.M. PROPERTY SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 166 TAX ID 15 238 02 006

- SITE REFERENCES:**
- 1) DEED BOOK 27604 PAGE 475 (R/W DEED)
 - 2) DEED BOOK 23636 PAGE 91
 - 3) DEED BOOK 18253 PAGE 110
 - 4) PLAT BOOK 16 PAGE 166
 - 5) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE DEKALB COUNTY WEB SITE.

THIS SPACE RESERVED FOR THE CLERK OF COURT



LOCATION MAP NOT TO SCALE



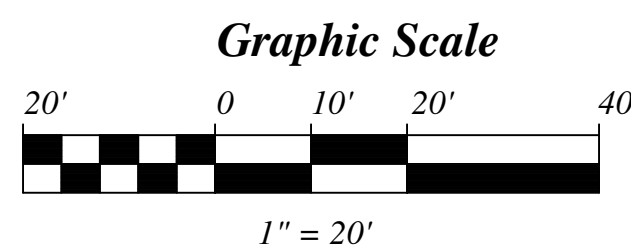
NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064K PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.

LOT 1
N/F
ANDREW G. FARKAS & SHERIL O. KALARITHARA
DB 25162 PG 432
TAX ID 15 238 02 073

LOT 2 AND PART OF LOT 3
N/F
CHRISTOPHER KENNEDY & KIM T. NGUYEN
DB 30278 PG 69
TAX ID 15 238 02 005



SITE LOCATION
LATITUDE 33°46'01" N
LONGITUDE 84°19'02" W



NOTE FOR POLAR SHIFT:
THE MIGRATION OF THE MAGNETIC POLES ON EARTH ARE SAID TO BE IN THE PROCESS OF REVERSING. THE LAST TIME EARTH'S POLES REVERSED WAS 780,000 YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING DEVELOPED DURING THE ACCELERATION TO WARN WHEN THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)



UNDERGROUND UTILITY DISCLAIMER

Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information as it relates to underground facilities 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 such underground utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of the information shown hereon as it relates to underground utilities and structures. The limitations as to accuracy contained in this paragraph shall not apply to the utilities and/or structures of any kind which are visible from the surface. All such above ground utilities and/or structures have been field located and are accurately depicted hereon.

PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN 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 HEREON RENAMING THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

ACCORDING TO THE DEKALB RECORDS THIS SITE IS ZONED R85. DRUID HILLS HISTORIC DISTRICT

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE BUILDING SETBACKS MAY CHANGE WHEN REVIEWED BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.

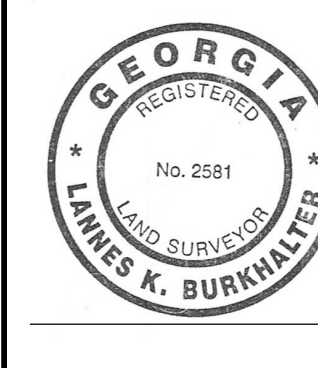
SHORT LINE TABLE

Line	Bearing	Distance
1	S 19°53'10"E	10.34'
2	S 56°16'01"W	4.36'
3	S 0°31'09"W	12.14'

NOTE: THE ELEVATIONS REFLECTED HEREON ARE BASED ON A NEW GPS STATIC OBSERVATION USING A DUAL FREQUENCY TRIPLE CONSTELLATION ANTENNA WHILE APPLYING GEOID 18 RESULTS.

SURVEYORS 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 and as set forth in O.C.G.A. Section 15-6-67.



LANNES K. BURKHALTER GA. R.L.S. #2581 02/15/24 DATE

MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2024

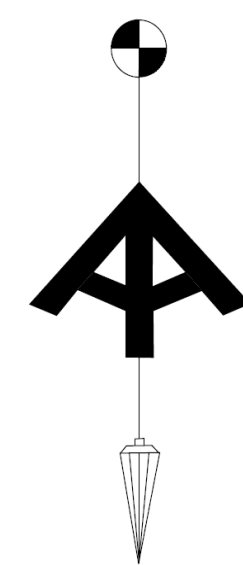
BOUNDARY/ASBUILT, TOPOGRAPHIC AND TREE SURVEY FOR:

TCW HOMES, INC.

LOCATED AT:

**#472 RIDGECREST ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA**

JOB NUMBER: 240005	LAND LOT: 237
SCALE: 1" = 20'	DISTRICT: 15TH
DATE: 02/15/24	SECTION: UNINC.
DRAWN BY: KB	COUNTY: DEKALB
PC: KB, HP, KB	STATE: GEORGIA
CHECKED BY: KB	
AARROW PLOT DATE: 02/14/24	



AARROW SURVEYING

LICENSE NO. LSF000595

2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 01 OF 03

REVISIONS:

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (39.37 INCHES = 1 METER)

EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 02 SECONDS,
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 62,570 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 168,060 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT BE OF RECORD.

LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- EXISTING SHEET DRAINAGE
- SILT FENCE (DOUBLE ROW TYPE C)
- CRZ (CRITICAL ROOT ZONE)
- SRP (STRUCTURAL ROOT PLATE)
- TREE SAVE FENCE AND LIMITS OF DISTURBANCE

EX. IMPERVIOUS AREA
3,714 SQ.FT. OR
16.3% OF LOT

PROP. IMPERVIOUS AREA
4733 SQ.FT. OR
20.8% OF LOT

DRIVE 823
C/P 285
BLDG FTPRINT 1838
F PORCH & STPS 52
F BRICK WALK 131
R DECK & STPS 513
ACCESS 23
SHED 49

NEW DRIVE 1014
GRG 580
BLDG FTPRINT 1838
NEW F PORCH 308
NEW R DECK & STPS 885
ACCESS 23
SHED 49
NEW PAD 36

EX. FLOOR AREA
RATIO F.A.R.
1838 SQ.FT. OR
8.1% OF LOT

PROP. FLOOR AREA
RATIO F.A.R.
3216 SQ.FT. OR
14.1% OF LOT

GPS N/S
(STATE PLANE GA W)
N 1,370,428.001
E 2,250,842.070
ELEV. 1052.654 NAVD88

LOT 4

JENNIFER L. MEEUWSEN
DB 23365 PG 597
TAX ID 15 238 02 008

SUBJECT LOT IS
LOT 1 BLOCK "O"
L.M. PROPERTY SUBDIVISION
AS RECORDED IN
PLAT BOOK 16 PAGE 166
TAX ID 15 238 02 006

- SITE REFERENCES:**
- 1) DEED BOOK 27604 PAGE 475 (R/W DEED)
 - 2) DEED BOOK 23636 PAGE 91
 - 3) DEED BOOK 18253 PAGE 110
 - 4) PLAT BOOK 16 PAGE 166
 - 5) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE DEKALB COUNTY WEB SITE.

OWNER:
SARAH BACON
472 RIDGECREST ROAD, NE
ATLANTA, GA 30307
404-514-9090

EMERGENCY 24 HR CONTACT:
TODD WILKES - TCW HOMES
2097 VISTADALE CT.
TUCKER, GA. 30084
PH 770-639-3104

UNDERGROUND UTILITY DISCLAIMER

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 as it relates to underground facilities 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 such underground utilities and structures not shown may be encountered. The Owner, his employees, his consultants and his contractors shall hereby mutually understand that the surveyor is not responsible for the correctness or sufficiency of the information shown hereon as it relates to underground utilities and structures. The limitations as to accuracy contained in this paragraph shall not apply to the utilities and/or structures of any kind which are visible from the surface. All such above ground utilities and/or structures have been field located and are accurately depicted hereon.

PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN 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 HEREON RENAMING THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

ACCORDING TO THE DEKALB RECORDS THIS SITE IS ZONED R85. DRUID HILLS HISTORIC DISTRICT

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE BUILDING SETBACKS MAY CHANGE WHEN REVIEWED BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.

SHORT LINE TABLE

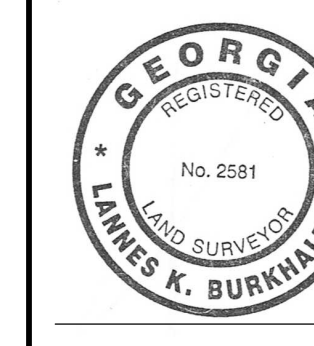
Line	Bearing	Distance
1	S 19°53'10"E	10.34'
2	S 56°16'01"W	4.36'
3	S 0°31'09"W	12.14'

LOT AREA
0.523 ACRES +/-
22,798 SQ.FT. +/-

NOTE: THE ELEVATIONS REFLECTED HEREON ARE BASED ON A NEW GPS STATIC OBSERVATION USING A DUAL FREQUENCY TRIPLE CONSTELLATION ANTENNA WHILE APPLYING GEOID 18 RESULTS.

SURVEYORS 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 and as set forth in O.C.G.A. Section 15-6-67.

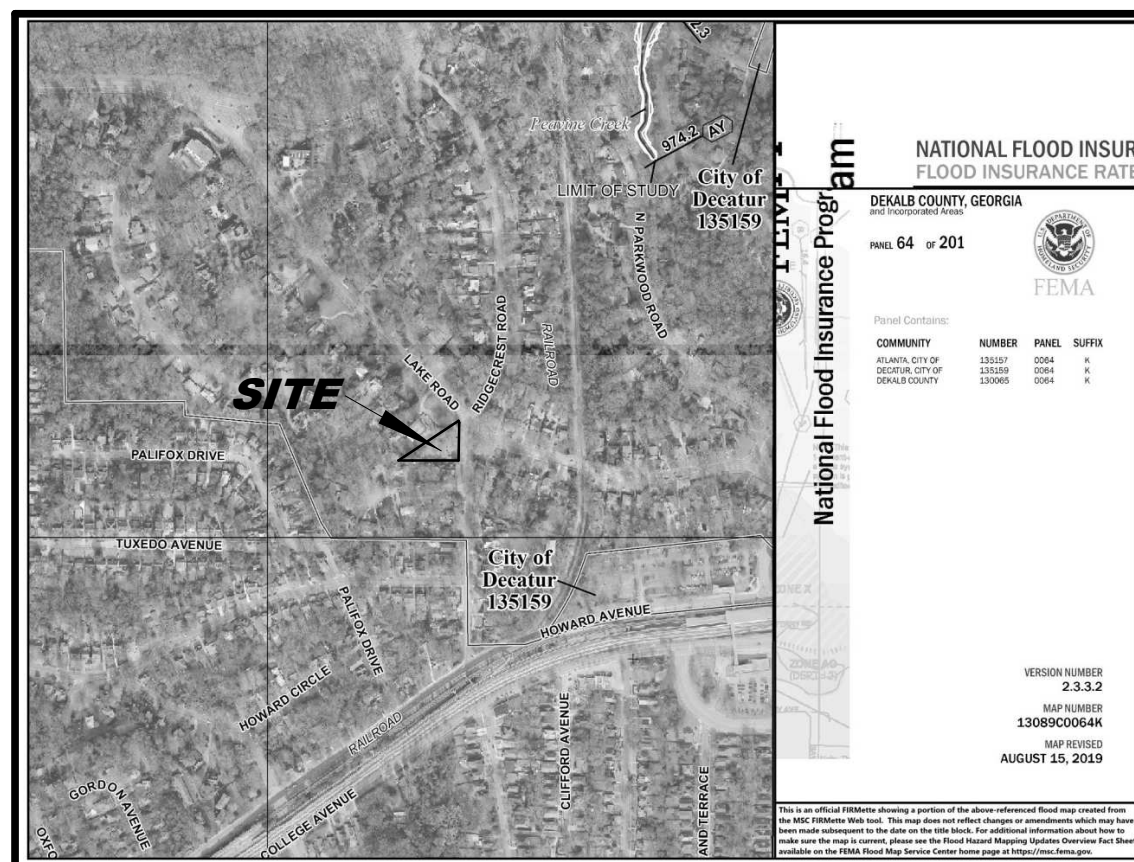


James K. Burkhalter
JAMES K. BURKHALTER GA. R.L.S. #2581
02/15/24
DATE

MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2024



LOCATION MAP
NOT TO SCALE



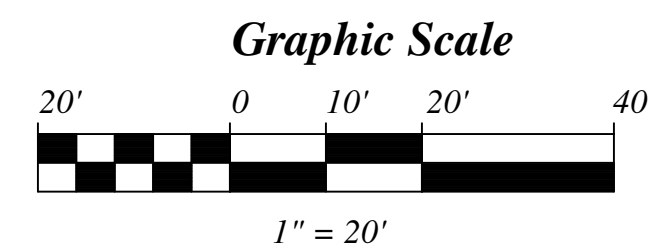
NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0064K PANEL 64 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED AUGUST 15, 2019.

DECLINATION
5°33'W

MAGNETIC
5°11'W
OBSERVED
02/14/24

RIDGECREST COURT SUBDIVISION
PLAT BOOK 28 PAGE 79

SITE LOCATION
LATITUDE 33°46'01" N
LONGITUDE 84°19'02" W



NOTE FOR POLAR SHIFT:
THE MIGRATION OF THE MAGNETIC POLES ON EARTH ARE SAID TO BE IN THE PROCESS OF REVERSING. THE LAST TIME EARTH'S POLES REVERSED WAS 780,000 YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING DEVELOPED DURING THE ACCELERATION TO WARN WHEN THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)



RESIDENTIAL SITE PLAN FOR:

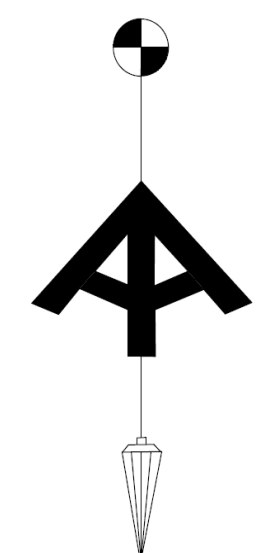
TCW HOMES, INC.

LOCATED AT:

**#472 RIDGECREST ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA**

JOB NUMBER: 240005
SCALE: 1" = 20'
DATE: 02/15/24
DRAWN BY: KB
CHECKED BY: KB
STATE: GEORGIA

LAND LOT: 237
DISTRICT: 15TH
SECTION: UNINC.
COUNTY: DEKALB



AARROW SURVEYING

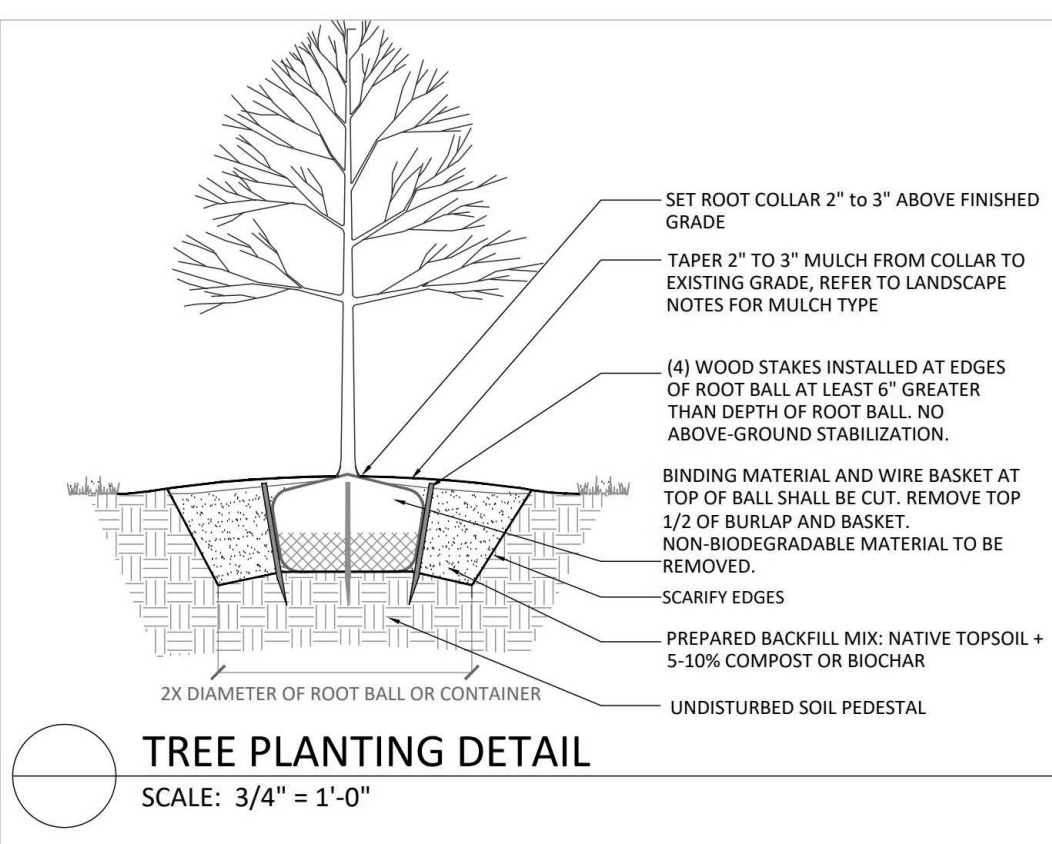
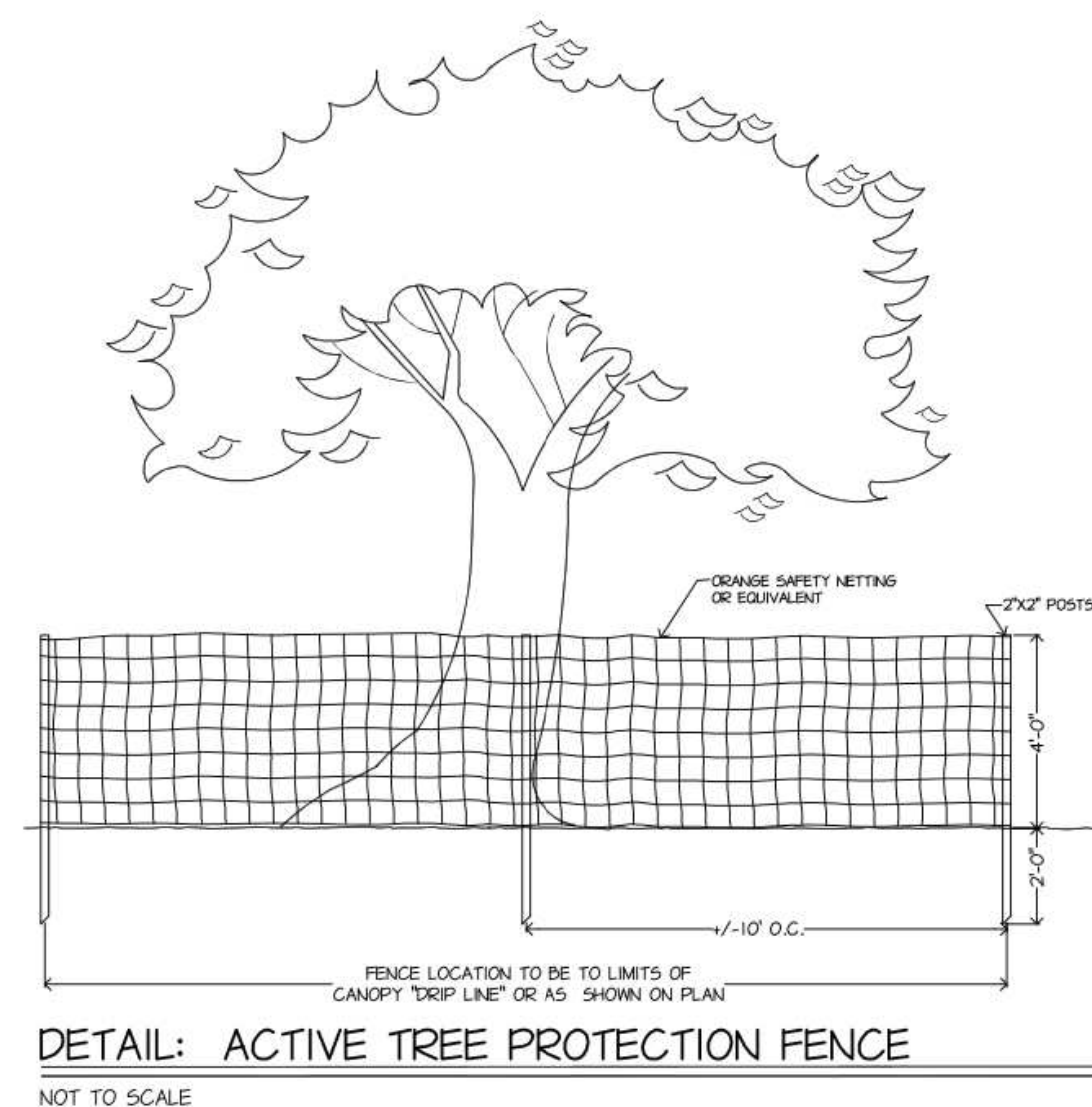
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NOTE: WHEN OVERSTORY TREES ARE REQUIRED IN CERTAIN ZONING DISTRICTS. OVERSTORY TREES INCLUDE OAKS, HICKORIES, TULIP POPLAR, BEECH, AND BLACK GUM. THIS CAN BE SATISFIED BY ARBORIST APPROVAL OF EXISTING TREES.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	[Diagram]	[Symbol]	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	[Diagram]	[Symbol]	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	[Diagram]	[Symbol]	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SCODDING)	[Diagram]	[Symbol]	A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS	[Diagram]	[Symbol]	Controlling surface and air movement of dust on construction site, roadways and similar sites.

GENERAL CONSTRUCTION AND SPECIAL SITE PLAN NOTES:

EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.

STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.

FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY AND A CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

DISTURBED AREAS IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

SILT FENCE SHALL BY "TYPE-S" AS PER THE MAUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA AND BE WIRE REINFORCED.

THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS OR REFERS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.

IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

LAND DISTURBANCE IS PROHIBITED WITHIN ANY IRF LIMITS. IRF LIMITS SHOULD BE LOCATED AND STAKED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

LAND DISTURBANCE IS PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE ALL STREAM BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET OR WHATEVER MINIMUM HEIGHT REQUIRED BY THE GOVERNING MUNICIPALITY, ABOVE THE INTERMEDIATE REGIONAL FLOOD (IRF) ELEVATION. THE MINIMUM HEIGHT ABOVE THE IRF SHOULD BE VERIFIED BY THE CONTRACTOR.

THE PLACEMENT OF DUMPSTERS IS PROHIBITED IN THE RIGHT-OF-WAY.

TREE PROTECTION:

NO MACHINE TRENCHING THROUGH CRITICAL ROOT ZONE.

HAND DIG WHERE SILT FENCE (SD-1) CROSSES THE CRITICAL ROOT ZONE OF ANY TREE.

ROOT PRUNE AS NEEDED ACCORDING TO ISA/ANSI PROFESSIONAL STANDARDS.

ALL THE SAVE FENCING IS TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING INSPECTION.

NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

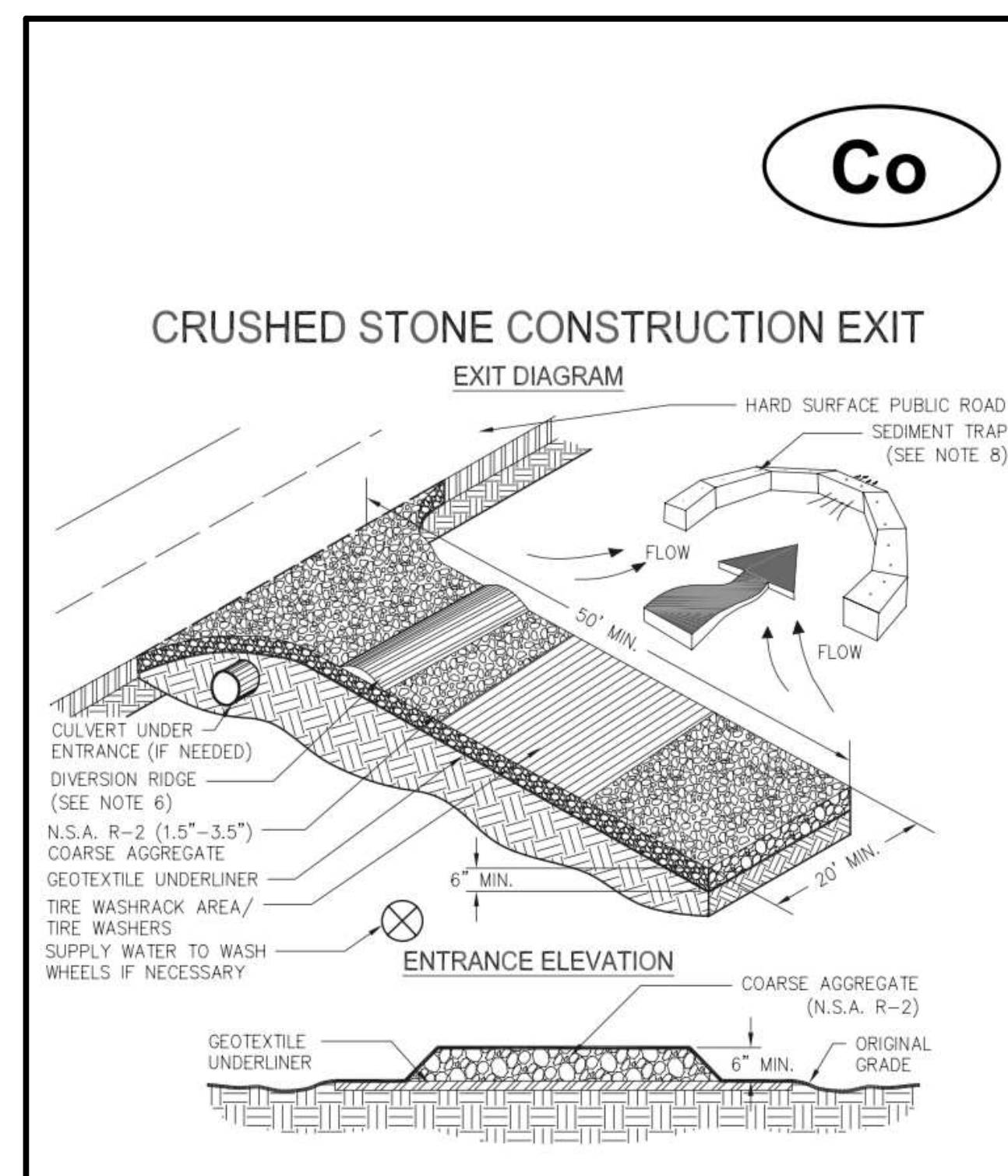
KEEP OUT SINAGE REQUIRED FOR TREE PROTECTED AREAS.

NOTE: WHERE THE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL ALSO LEAVE SITE IN A SHEET FLOW CONDITION.

NOTE: NO TREES TO BE REMOVED DURING THE PROPOSED CONSTRUCTION.

NOTE: NO TREES TO BE REMOVED OR IMPACTED EXCEPT AS SHOWN

NOTE: NO EQUIPMENT OR MATERIALS MAY BE STORED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.



NOTE: THE EXISTING CONCRETE DRIVEWAY IS BEING USED AND IMPLEMENTED AS THE SITE CONSTRUCTION ENTRANCE, DUMPTER PAD AND STAGING AREA AS PER THE CONTRACTOR.

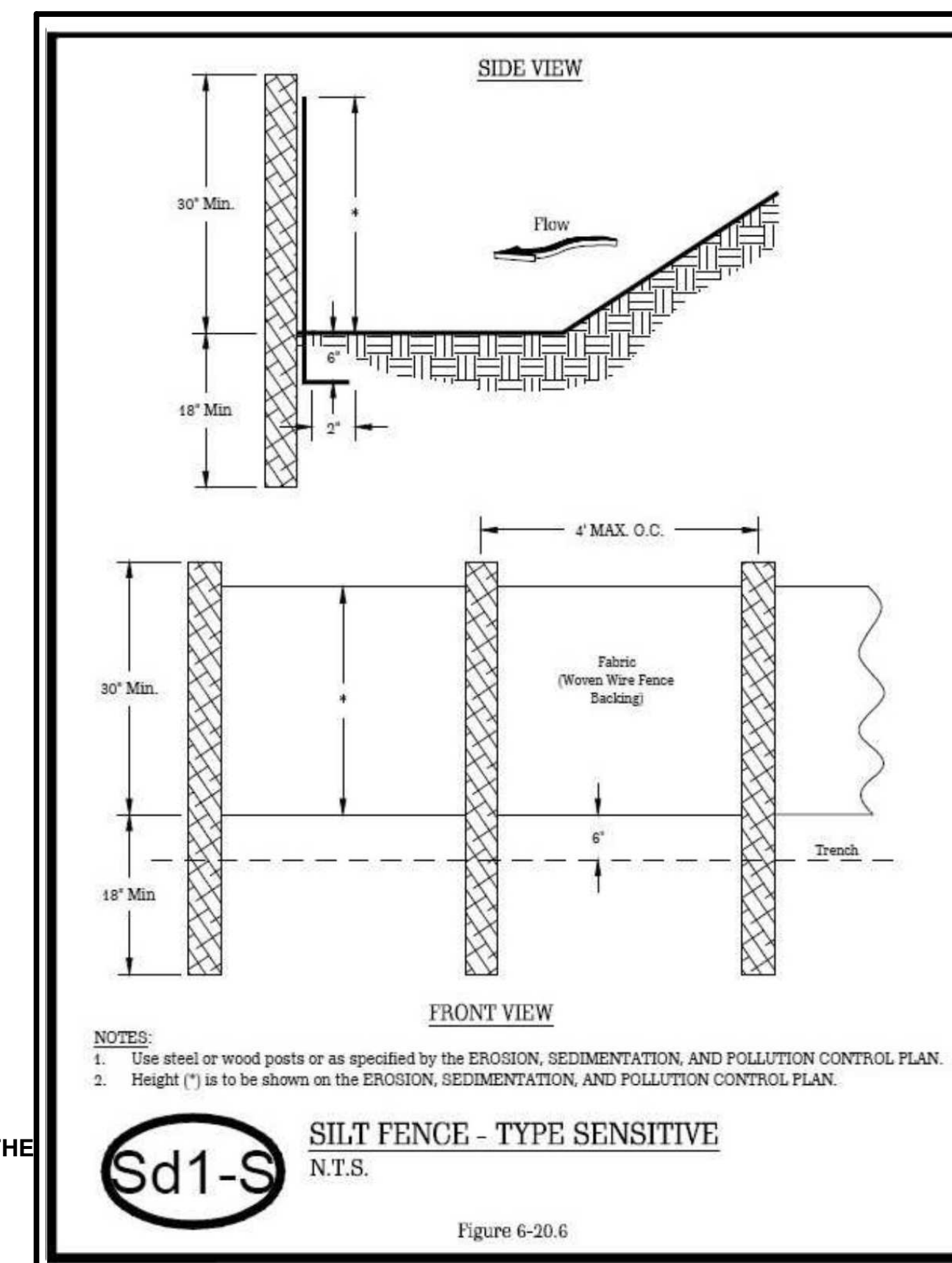
NOTES FOR PROPOSED SITE CONSTRUCTION:

- 1) LIMITS OF CONSTRUCTION DIMENSIONED AS SHOWN.
- 2) PURPOSE OF PROJECT IS TO ADD 2ND STORY FRAMED DECK AREA TO THE EXISTING HOUSE AS SHOWN AND TO ADD NEW WOOD DECK AND PATIO.
- 3) MATERIAL STAGING AND DUMPSTER WILL BE LOCATED WITHIN THE EXISTING DRIVEWAY.
- 4) THERE IS NO PROPOSED LAND DISTURBANCE THAT INVOLVES MEASURABLE GRADING OR EARTH MOVEMENT. SURFACE SCRAPING AND AREAS PROVIDING SUPPORT MAY BE DISTURBED.
- 5) THE PROPOSED ADDITIONS ARE AT FINISHED AND NEW SECOND FLOOR LEVEL.

NOTE: THE IMPROVEMENTS BEING MADE AS PER THIS PLAN ARE FOR A SECOND STORY ADDITION. THE ONLY EXPANSION OF THE BUILDING FOOTPRINT IS THE FRONT PORCH AS SHOWN.

OWNER:
SARAH BACON
472 RIDGECREST ROAD, NE
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POINT	DESCRIPTION AND SIZE (DIAM. @ DBH)	CRZ AREA	CRZ AREA IMPACT	PERCENT OF IMPACT	
300	OAK 54	OFF SITE	0	0	TOTAL ON SITE DOCUMENTED TREE PRESERVATION 335"
301	OAK 18	REMOVE	100	100	
302	OAK 24		0	0	
304	PINE 22		0	0	
305	CELESTIAL 11		0	0	
306	OAK 58		0	0	
308	OAK 31		0	0	NOTE THAT 1 EXISTING TREE IS TO BE REMOVED.
309	OAK 26		0	0	
310	MAG 16		0	0	
					EXCEPT AS SHOWN NO TREE INNER CRITICAL ROOT ZONES EQUAL TO 1/2 OF THE RADIUS FOR THE CRZ IS TO BE IMPACTED

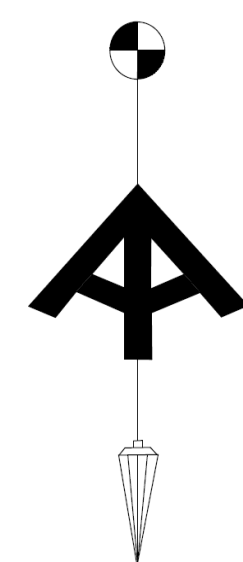
ARROW PLOT DATE: 04/09/24
PC: KB JP: KB
CHECKED BY: KB
DATE: 00/00/00
SCALE: 1" = 20'
JOB NUMBER: 240005
LAND LOT: 000
DISTRICT: 007H
SECTION:
COUNTY: SOME
STATE: GEORGIA

RESIDENTIAL SITE PLAN DETAILS SURVEY FOR:

TCW HOMES, INC.

LOCATED AT:

**#472 RIDGECREST ROAD, NE
LAND LOT 237 OF THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA**



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