

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: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ 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 with any questions.



AGENT AUTHORIZATION FORM

Date: 05.09.2024

TO WHOM IT MAY CONCERN:

I/We Muhammed Khraim

Being owner(s) of the property described below or attached, hereby delegate authority to

Matthew Riggs

to file separation/combination/re-parcel form in my/our behalf.

SEPARATION: Parcel(s) Parcel ID: 15 144 02 032

Address: 1242 Lynwyn Lane

COMBINATION: Parcel(s) _____

REPARCEL: Parcel(s) _____

OTHER/MODEL HOME: Parcel(s) _____

Muhammed Khraim

Signature of Owner

678.499.0830

Telephone Number

Muhammed Khraim

Printed Name of Owner

grantlantamuhammed@gmail.com

E-Mail Address

COVER PAGE

AP# 1247112
 LOT DIVISION PLAT FOR:
 1242 Lynwyn Lane SE, Atlanta, GA, 30316 (PARCEL ID: 15 144 02 032)

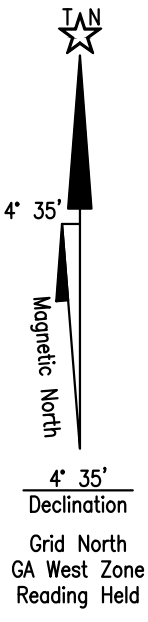
TOTAL AREA
 19,730 SQ. FT.
 0.453 ACRES

LEGEND

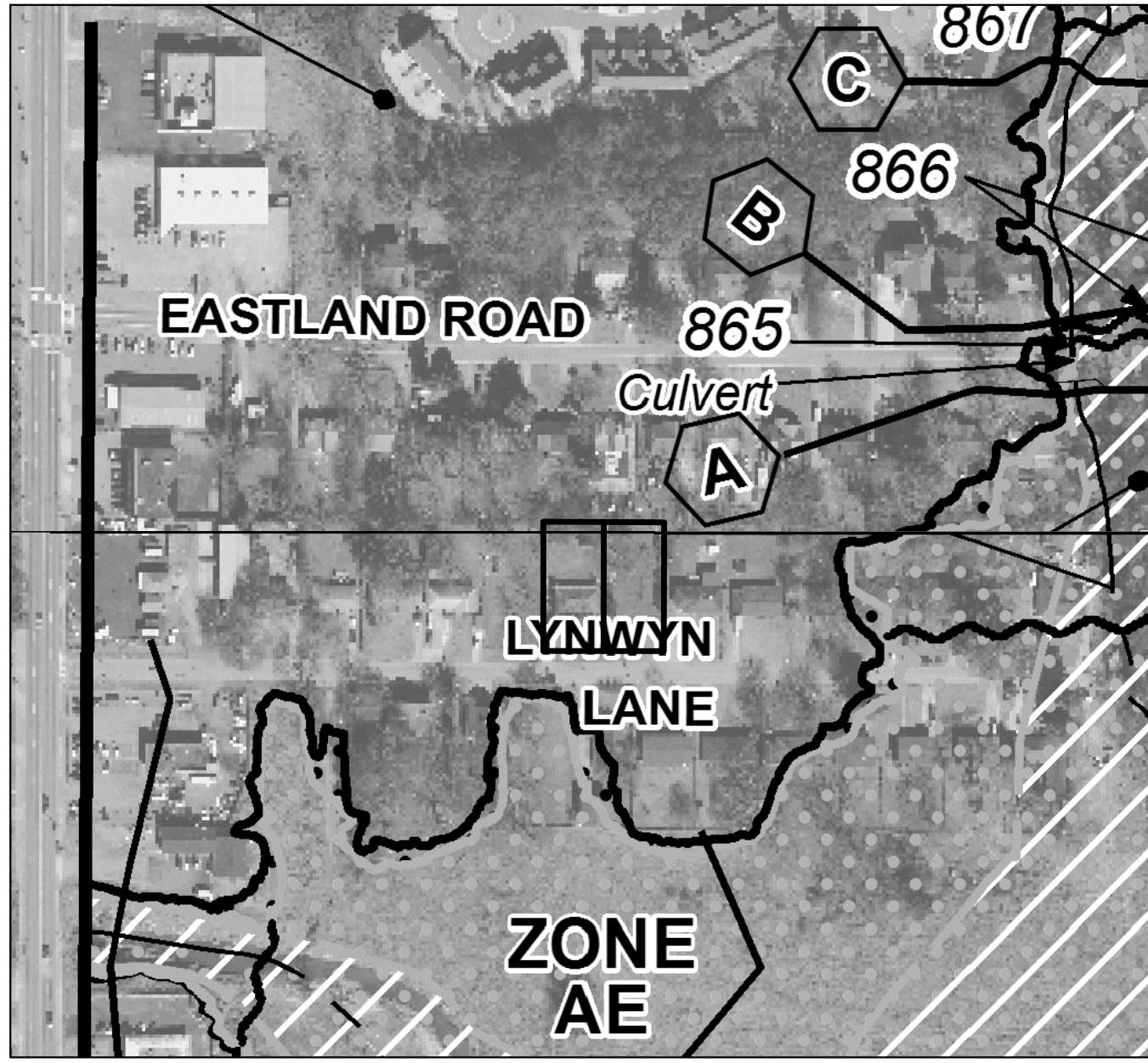
- These standard symbols may be found in the drawing.
- 1/2" Rebar Set
 - Iron Pin Found
 - BL Building Line
 - P Porch
 - ⊕ Power Pole
 - ⊖ Electric Meter
 - ⊕ Water Valve
 - ⊖ Fire Hydrant
 - ⊕ Water Meter
 - Sanitary Sewer Manhole
 - ⊕ Sewer Clean Out
 - ⊖ Gas Meter
 - ⊕ Air Conditioning Unit
 - ⊖ Spot Elevation
 - Hardwood Tree
 - Pine Tree
 - Right of Way Line
 - Fence
 - Neighbor's Fence
 - E Overhead Electric Line
 - W Water Line
 - Sanitary Sewer
 - Sanitary Sewer (Not Field Located)

AREA CHART

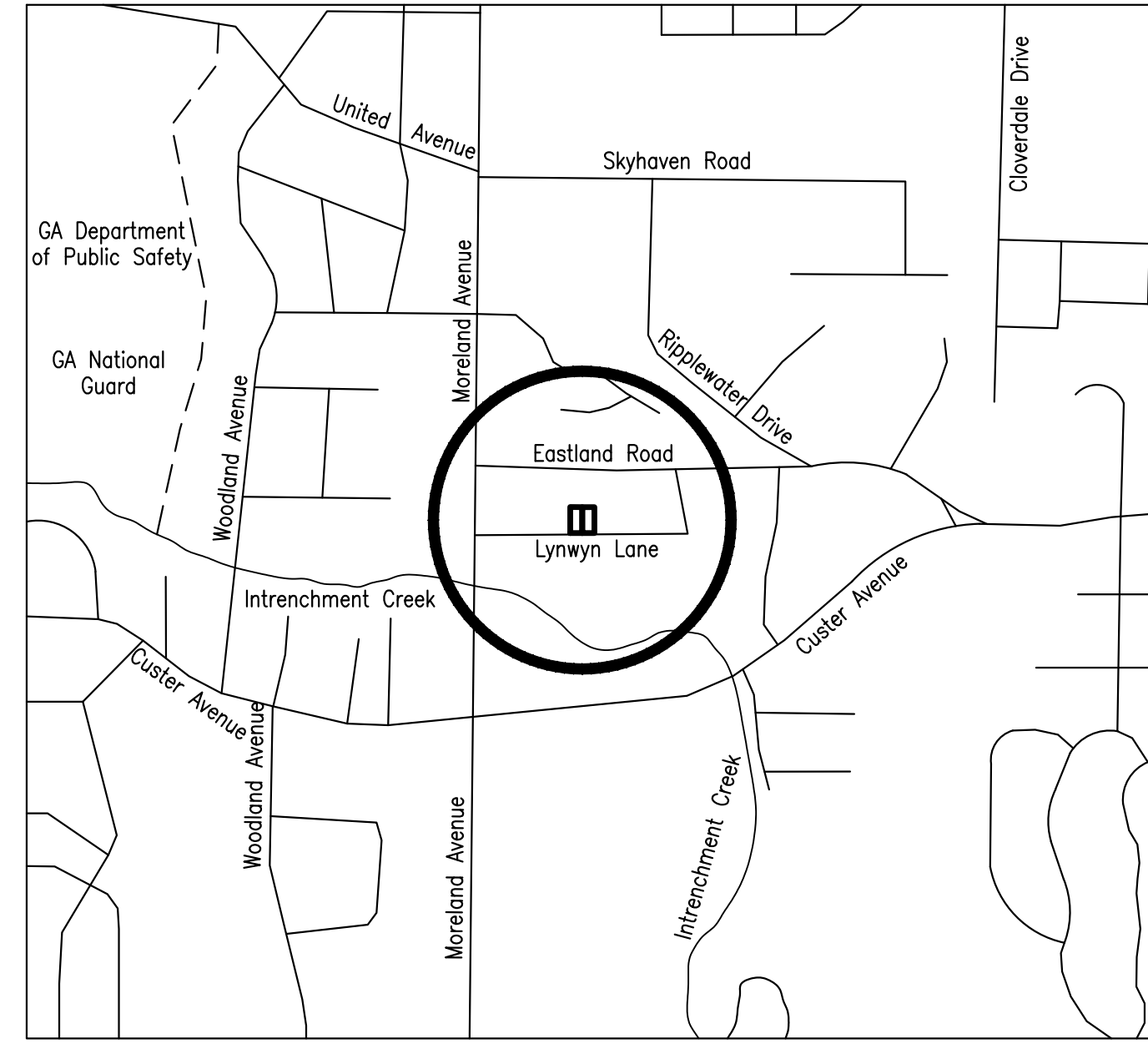
ADDRESS	PROPOSED AREA
1242 LYNWYN LANE SE PIN: 15 144 02 032	9,875 SQ. FT. 0.227 ACRES
1248 LYNWYN LANE SE PIN: T.B.D.	9,855 SQ. FT. 0.226 ACRES



F.E.M.A. MAP PANEL NUMBERS 13089C0126J and 13089C0128J - N.T.S.



LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



- #### SURVEY NOTES
- Elevations are based on N.A.V.D. 88 datum.
 - Contour lines are at one (1) foot intervals.
 - Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS16 RTK.
 - Software used: Carlson Survey 2023 and Carlson SurvCE.
 - The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).
 - No visible evidence of bury pits observed at time of survey.
 - Receiving waters are Intrenchment Creek.
 - Electric service is currently provided above ground.
 - Water service provided by DeKalb County.
 - A 15' tributary buffer will be maintained on all state waters that are not approved for a buffer encroachment variance by DeKalb County or Georgia E.P.D.
 - The owner of the property is responsible for compliance with the corps of engineers' requirements regarding wetlands.

BUILDING SETBACK NOTE

Per Chapter 27, Article 9-Definitions
 Setback: The minimum horizontal distance required between the property line and the principal building or structure on a lot or any projection thereof except the projections allowed pursuant to article 5.

ZONING

[DeKalb County]
 (R-75) (Residential Medium Lot)
 Minimum lot size-10,000 SQ. FT.
 Minimum lot width, street frontage-75'
 Minimum lot width of building line-75'
 Maximum lot coverage-35%
 Front yard setback-45' (throughfares)
 -30' (collector & all other streets)
 Side yard setback-7.5'
 Rear yard setback-40'
 Minimum unit size-1,500 SQ. FT.
 Maximum building height-35'
 Maximum accessory building height-24'
 Minimum open space-20%

OWNER NAME

Muhammed
 1242 Lynwyn Lane SE,
 Atlanta, GA, 30316
 Contact:
 678-499-0830
 grantfontamohammed@gmail.com

TREE NOTE

- Trees 8" DBH located
- multi = multi-trunk tree

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.S.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification the Surveyor is not responsible for any damage due to its option for said parcel map. Ids 13089C0126J and 13089C0128J effective date 5/16/2013.

CLOSURE STATEMENT

The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 118,815 feet.



Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

CERTIFICATE OF CONFORMITY

I, Josh L. Lewis, IV, the engineer/surveyor for the Subdivision known as LOT DIVISION PLAT FOR: 1242 LYNWYN LANE (PARCEL ID: 15 144 02 032), located in Lot 144 of the 15th District, hereby certify that no lots plotted within the subdivision are non-conforming or will result in any non-conforming lots.

Josh L. Lewis, IV
 SIGNATURE
 Josh L. Lewis, IV
 NAME (PLEASE PRINT)
 ADDRESS
 155 Cliftwood Drive
 ATLANTA, GEORGIA 30328
 CITY, STATE, ZIP



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

By: *Josh L. Lewis, IV*
 Josh Lewis IV, Registered Land Surveyor Number 3028

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

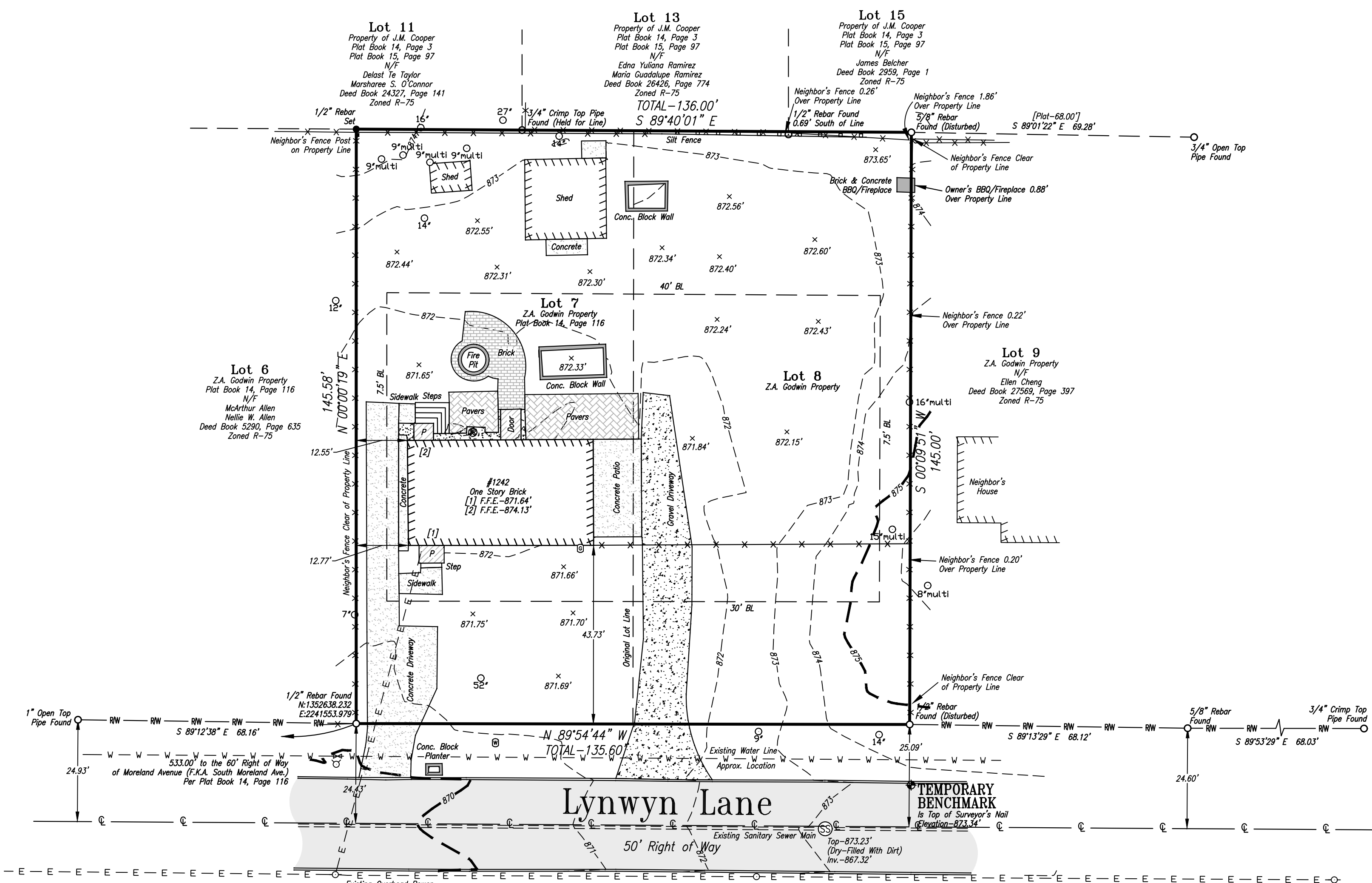
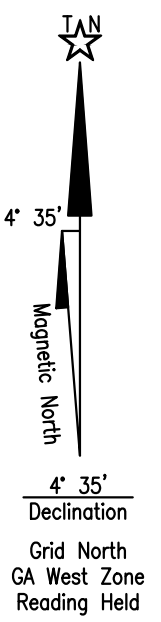
DRAWING NUMBER 6079 JOB NUMBER 204381:5	SURVEY PLAT FOR: 1242 Lynwyn Lane SE, Atlanta, GA, 30316		DATE: 5/5/23	SCALE: 20'
	MUHAMMED KHIRAIM		REVISION	BY DATE
	LAND LOT: 144		Subdivision to Original Lot Lines	BMS 6/30/23
	LOT: 7 and 8		Review Lot Division Checklist	BMS 9/10/24
SUBDIVISION: Z.A. Godwin Property		Change Sheet Size to 24 x 36	BMS 9/24/24	
PLAT BOOK PAGE		Red-Line Comments from GIS Dept	BMS 11/18/24	
DEED BOOK 30098 PAGE 716		Additional Comments	BMS 11/20/24	
PARTY CHIEF: EC		FIELD DATE:	SHEET 1 OF 3	
DRAFTER: BMS		5/23/23		



EXISTING CONDITIONS SHEET/SURVEY

LEGEND

- These standard symbols may be found in the drawing.
- 1/2" Rebar Set
 - Iron Pin Found
 - Building Line
 - Power Pole
 - ⊕ Electric Meter
 - ⊖ Water Valve
 - ⊕ Fire Hydrant
 - ⊖ Water Meter
 - ⊕ Sanitary Sewer Manhole
 - ⊖ Sewer Clean Out
 - ⊕ Gas Meter
 - ⊖ Air Conditioning Unit
 - ⊕ Spot Elevation
 - Hardwood Tree
 - Pine Tree
 - RW Right of Way Line
 - Fence
 - Neighbor's Fence
 - E Overhead Electric Line
 - W Water Line
 - Sanitary Sewer
 - Sanitary Sewer (Not Field Located)



- BUILDING SETBACK NOTE**
Per Chapter 27, Article 9-Definitions
Setback: The minimum horizontal distance required between the property line and the principal building or structure on a lot or any projection thereof except the projections allowed pursuant to article 5.
- ZONING**
[DeKalb County]
(R-75) (Residential Medium Lot)
Minimum lot size-10,000 SQ. FT.
Minimum lot width, street frontage-75'
Minimum lot width of building line-75'
Maximum lot coverage-35%
Front yard setback-45' (thoroughfares)
-35' (arterials)
-30' (collector & all other streets)
Side yard setback-7.5'
Rear yard setback-40'
Minimum unit size-1,500 SQ. FT.
Maximum building height-35'
Minimum necessary building height-24'
Minimum open space-20%
- SURVEY NOTES**
- Elevations are based on N.A.V.D. 88 datum.
 - Contour lines are at one (1) foot intervals.
 - Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS16 RTK.
 - Software used: Carlson Survey 2023 and Carlson SurvCE.
 - The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).
 - No visible evidence of bury pits observed at time of survey.
 - Receiving waters are Intricement Creek.
 - Electric service is currently provided above ground.
 - Water service provided by DeKalb County.
 - A 15' tributary buffer will be maintained on all state waters that are not approved for a buffer encroachment variance by DeKalb County or Georgia E.P.D.
 - The owner of the property is responsible for compliance with the corps of engineers' requirements regarding wetlands.

OWNER NAME
Khiram Muhammed
1242 Lynwyn Lane SE,
Atlanta, GA, 30316

CONTACT:
678-499-0830
grantltonmuhammed@gmail.com

TREE NOTE

- Trees 8" DBH located
- multi = multi-trunk tree

SPECIAL FLOOD HAZARD NOTE
I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification the Surveyor is not responsible for any damage due to its option for said parcel map. Ids 13089C0128J and 13089C0128J effective date 5/16/2013.

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155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 1242 Lynwyn Lane SE, Atlanta, GA, 30316

DATE: 5/5/23 SCALE: 20'

REVISION BY DATE

Subdivision to Original Lot Lines	BMS	6/30/23
Review Lot Division Checklist	BMS	9/10/24
Change Sheet Size to 24 x 36	BMS	9/24/24
Red-Line Comments from GIS Dept	BMS	11/18/24
Additional Comments	BMS	11/20/24

LAND LOT: 144 SECTION: 15th DISTRICT DEKALB COUNTY, GA

LOT: 7 and 8 BLOCK: UNIT: PHASE:

SUBDIVISION: Z.A. Godwin Property

PLAT BOOK, PAGE PARTY CHIEF: EC FIELD DATE: SHEET 2 OF 3

DEED BOOK 30098, PAGE 716 DRAFTER: BMS 5/23/23



CERTIFICATE OF CONFORMITY
I, Josh L. Lewis, M., the engineer/surveyor for the Subdivision known as LOT DIVISION PLAT FOR: 1242 LYNWYN LANE (PARCEL ID: 15 144 02 032), located in Land Lot 144 of the 15th District, hereby certify that no lots plotted within the subdivision are non-conforming or will result in any non-conforming lots.

Signature: *Josh L. Lewis*
NAME (PLEASE PRINT): Josh L. Lewis, IV
ADDRESS: 155 Cliftwood Drive
CITY, STATE, ZIP: Atlanta, Georgia 30328

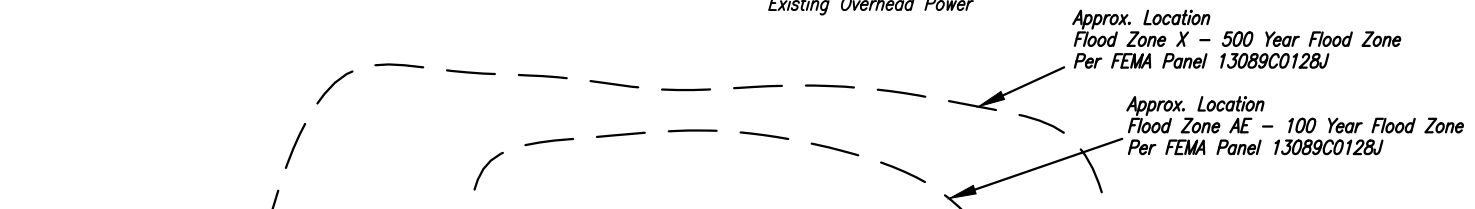
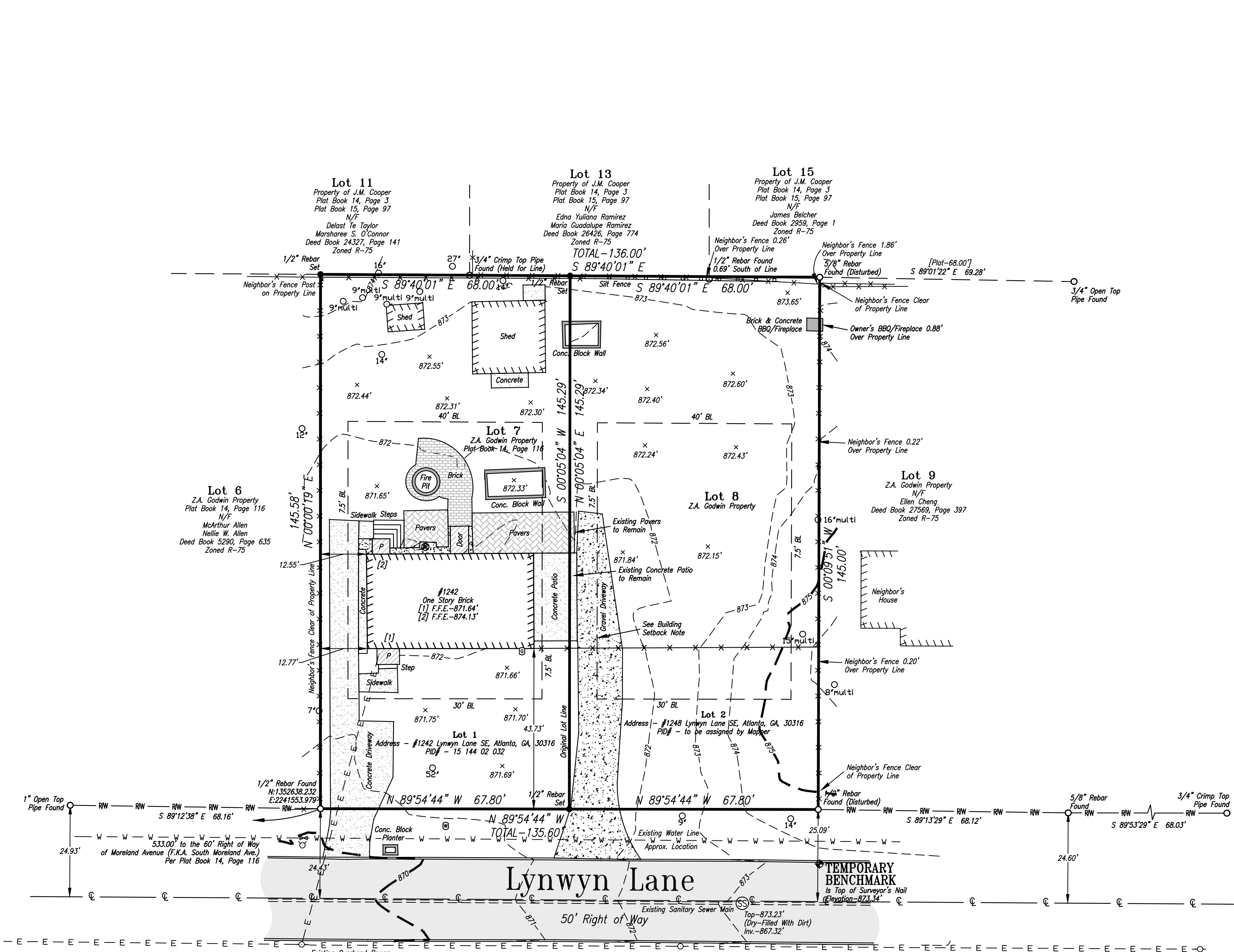
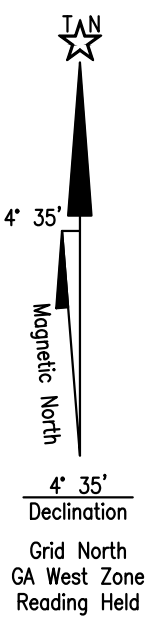
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By: *Josh L. Lewis*
Josh Lewis IV, Registered Land Surveyor Number 3028

PROPOSED CONDITIONS/SITE PLAN

LEGEND

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OWNER NAME

Muhammed Khiraim
1242 Lynwyn Lane SE,
Atlanta, GA, 30316

CONTACT

678-499-0830
grantlintonmuhammed@gmail.com

TREE NOTE

1. Trees 8" DBH located
2. multi = multi-trunk tree

SPECIAL FLOOD HAZARD NOTE

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DRAWING NUMBER 204381:5	SURVEY PLAT FOR: MUHAMMED KHIRAIM		DATE: 5/5/23	SCALE: 20'
	LAND LOT: 144		REVISION	BY DATE
	LOT: 7 and 8		Subdivision to Original Lot Lines	BMS 6/30/23
	SUBDIVISION: Z.A. Godwin Property		Review Lot Division Checklist	BMS 9/10/24
DEED BOOK 30098, PAGE 716		Change Sheet Size to 24 x 36	BMS 9/24/24	
PARTY CHIEF: EC		Red-Line Comments from GIS Dept	BMS 11/18/24	
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SHEET 3 OF 3				



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Josh L. Lewis
SIGNATURE
Josh L. Lewis, IV
NAME (PLEASE PRINT)
ADDRESS
155 Cliftwood Drive
CITY, STATE, ZIP
Atlanta, Georgia 30328

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By: *Josh L. Lewis*
Josh L. Lewis, IV, Registered Land Surveyor Number 3028