

All Phases Construction Development, LLC  
2771 Lawrenceville Hwy, Suite# 201-A  
Decatur, GA 30033  
Office: 678-292-6202  
Cell: 678-789-7109  
Email: ID@allpcm.com

September 9th, 2024

Dekalb County/Department of Planning & Sustainability  
178 Sams Street  
Decatur, GA 30030

Attn: Dekalb County Zoning Board of Appeals

The property located at 4426 Sterling Forest Drive, Decatur, GA 30034 has a true hardship to build on due to the following factors: There is a creek with flood and stream buffers on the west side of the property; the corner lot has a shorter frontage on Pleasant Ridge Drive( that side is considered front and east side, it is considered rear with 40 feet rear setback) and if to factor buffers and rear setbacks, that leaves very little space. Therefore, it is impossible to build a normal size house.

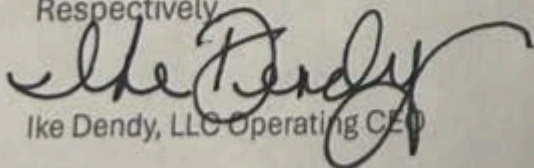
I am applying for a 10' setback to build the house for the proposed owner, at a minimum Variance necessary. Applying for buffer Variance and getting closer to the creek (where the elevation drops down) is just not possible; that alternative idea is considered.

The house being at 10' setback will be in line with the adjacent neighbor which is 4440 Sterling Forest Drive (driveway and front of the house facing Sterling Forest Dr). With both houses facing Sterling Forest Drive, this will match the character of the street along with the fronts of the houses. The new house will be good for the proposed owner's family, a great addition to the street and to the neighborhood.

The neighbors at the following addresses do hereby support the proposed owner's variance; I have communicated with them and received their signed letters and signature of support.

If the project is denied, building a house will be impossible. I really look forward to your approval and appreciate your consideration!

Respectively

  
Ike Dendy, LLC Operating CEO



# 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: 12/20/2024

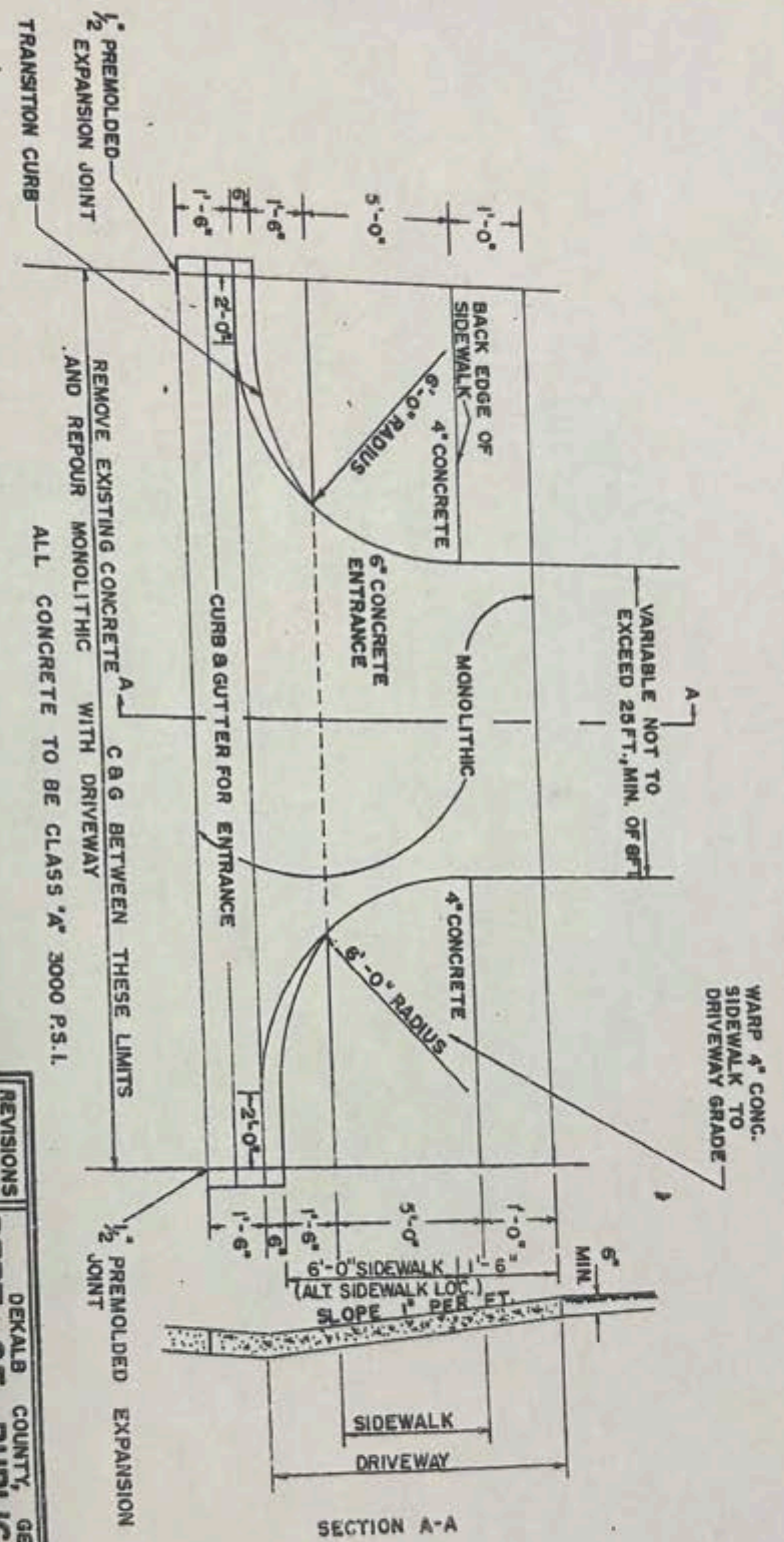
Applicant:  
Signature

DATE: \_\_\_\_\_

Applicant:  
Signature

\_\_\_\_\_





NOTE WATER METERS ARE PROHIBITED WITHIN SIDEWALK. COORDINATE METER PLACEMENT WITH THE WATER AND SEWER DEPARTMENT.

REVISIONS	
DATE	BY
9-89	JHG
10-75	ASG
11-95	TOB

DEKALB COUNTY, GEORGIA  
**DEPT. OF PUBLIC WORKS**  
 SUBDIVISION & DRAINAGE DESIGN  
 PRIVATE DRIVEWAY ENTRANCE WITH SIDEWALK  
 DWG. NO. 201 SHEETS 1 OF 1 SHEETS  
 DRAWN BY JMS  
 CHECKED BY [Signature]  
 SCALE NONE  
 APPD. DATE 12-15-99  
 DIRECTOR OF PUBLIC WORKS

709

709

October 14<sup>th</sup>, 2024

Dekalb County/Department of Planning & Sustainability  
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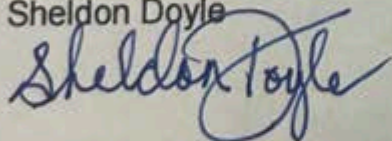
Dear Board Members,

My name is Mr. Sheldon Doyle and my property address is 4431 Sterling Forest Drive Decatur, GA 30034. My property is located directly in front of property, 4426 Sterling Forest Drive and is currently owned by Mr. Arthur Lee Porter. Mr. Porter's lot is a "vacant corner lot" and he would like to erect a new single-family home to be used as his personal residence and my future neighbor.

I do hereby 100% support, the "new construction build" of Mr. Arthur Lee Porter's new place of residence at 4426 Sterling Forest Drive Decatur, GA 30034. If you should need to reach me, my cell# is 678-849-4237.

Respectfully submitted,

Sheldon Doyle

A handwritten signature in cursive script that reads "Sheldon Doyle". The signature is written in dark ink and is positioned below the printed name.



October 14<sup>th</sup>, 2024

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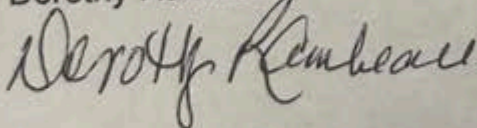
Dear Board Members,

My name is Ms. Dorothy Rambeau, and my property address is 2928 Pleasant Ridge Drive Decatur, GA 30034. My property is located directly in front of property 4426 Sterling Forest Drive and is currently owned by Mr. Arthur Lee Porter. Mr. Porter's lot is a "vacant corner lot" and he would like to erect a new single-family home to be used as his personal residence and my future neighbor.

I do hereby 100% support, the "new construction build" of Mr. Arthur Lee Porter's new place of residence at 4426 Sterling Forest Drive Decatur, GA 30034. If you should need to reach me, my cell# is 404-219-1213

Respectfully submitted,

Dorothy Rambeau





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Chief Executive Officer

Cedric Hudson  
Interim Director

27. Show all proposed utilities, drainage structures, etc. and labelled them as "proposed"	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
28. Show proposed structures and surfaces: house, driveway, walkway, garage, patio, decks, porch, etc... If any existing structures to remain, label them as "existing"	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
29. Provide basement, garage, crawlspace and main floor elevations to NAVD 1988	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
30. Provide proposed contours/grading and existing contours using different line types. If no grading is being proposed, add note to state that no grading is being proposed.	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
31. Show proposed driveway location and landing, spot elevations to NAVD 1988, and indicate driveway slope percentage (% not to exceed 20%)	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
32. Show driveway entrance per DeKalb County 709 & 710 Standard details (see attached)	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
33. Driveway apron shall be 4' min. from catch basin and cannot extend beyond projected property corner in R/W.	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
34. (a) Provide top & bottom elevations of proposed retaining/foundation wall, (b) Indicate wall type and address surface drainage	<input type="checkbox"/> NO	<input type="checkbox"/> YES	N/A NO PROPOSED RETAINING WALLS
35. Retaining walls over 30" require safety restraints.	<input type="checkbox"/> NO	<input type="checkbox"/> YES	N/A NO PROPOSED RETAINING WALLS
36. Retaining walls of 4 feet or greater in height will require a separate building permit & must be designed by a professional engineer	<input type="checkbox"/> NO	<input type="checkbox"/> YES	N/A NO PROPOSED RETAINING WALLS





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Chief Executive Officer

Andrew A. Baker AICP  
Director

<p>37. Retaining walls must be off property line half the distance of the building set back line (chapt 27, sec. 5.4.5)</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	<p>N/A NO PROPOSED RETAINING WALLS</p>
<p>38. Show location of all existing features such as:</p> <ul style="list-style-type: none"> <li>• Flood plain limit (AE, A, X, etc.)</li> <li>• AFCF (area adjacent to future condition floodplain: 3' above the BFE or 1' above future condition floodplain, whichever is greater.)</li> <li>• Future Conditions floodplain (if different from BFE)</li> <li>• State waters buffers</li> <li>• Transitional zoning buffers</li> </ul> <p style="text-align: center;"><a href="https://arcg.is/P89a9">https://arcg.is/P89a9</a></p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	
<p>39. The lowest floor including crawlspace shall be 3' above base flood elevation, or 1' above the future conditions flood elevation</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	
<p>40. The installation of new stormwater structures and pipe will require the approval of DeKalb County Department of Roads and Drainage.</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	<p>N/A</p>
<p>41. The installation of new public sanitary sewer structures and pipe will require the approval of DeKalb County Department of Watershed Management.</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	<p>N/A</p>
<p>42. Revise final plat prior to issuance of Certificate of Occupancy, if applicable</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	<p>N/A</p>
<p>43. Provide Stormwater management plan for lots creating 5,000 sq. ft. or more impervious surface. Refer to the stormwater management review checklist.</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	
<p>44. Water quality BMP is required for any new house construction (except for common development project where water quality has been addressed as part of the development stormwater mgt plan)  Refer to the Water Quality review checklist</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	



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<p>45. Check/review the recorded final plat (if applicable) to ensure that water quality BMP is not required for the lot in question.</p>	NO	YES	N/A
<p>46. Add the following notes:</p> <ul style="list-style-type: none"> <li>• Dumpsters and/or temporary sanitary facilities shall not be located in the street or tree protection area or right-of-way.</li> <li>• Additional erosion controls shall be installed as deemed necessary by the on-site inspector(s)</li> <li>• The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities.</li> <li>• Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.</li> <li>• All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and or prior to footers being poured.</li> <li>• Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.</li> <li>• All tree protection areas to be protected from sedimentation.</li> <li>• All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.</li> <li>• All tree protection fencing to be inspected daily and repaired or replaced as needed.</li> <li>• A final as-built lot survey required prior to issuance of Certificate of Occupancy.</li> <li>• A final as-built water quality certificate required prior to Certificate of Occupancy.</li> <li>• Water quality BMP(s) to be installed at the time of final landscaping.</li> <li>• All collected water shall be directed to the water quality BMP(s).</li> <li>• No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone.</li> <li>• Work hours and construction deliveries are: Monday - Friday 7:00am - 7:00pm Saturday 8:00am - 5:00pm</li> </ul>	NO	YES	





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<ul style="list-style-type: none"> <li>I .....(name of design professional).....certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
INFORMATION TO BE SHOWN ON THE TREE PLAN	IS ITEM ADDRESSED		IF NO, EXPLAIN
47. Show location, size, species of all existing trees 6" and greater.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
48. Show all specimen trees.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
49. Indicate preserved and removed trees.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
50. Show tree protection fencing and erosion control to protect critical root zones.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
51. Show preservation calculation: 120" of existing trees per acre -OR- 25% of existing # of trees onsite. Do not count trees or acreage in creek buffer/flood plain in calculation.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
52. Show calculation to provide 15 density units per acre. o Convert existing saved trees and replant trees using Chart 1-3 per 14-39(g)(4). o Provide necessary replants	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
53. Show and protect entire critical root zones of all trees included in preservation calculation	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
54. Show required front yard trees.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	EXISTING FRONT YARD TREES PRESERVED
55. Must preserve all trees 6" and greater in the front yard and in the rear half of the rear yard of infill lots.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	



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56. Show details for tree protection fencing.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>





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8. Review the final plat to ensure that all required features are provided/shown under the building permit (sidewalk, buffers, easements, etc.)	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
9. Provide a floodplain statement, including the map panel number, the effective date, and whether there is a floodplain on the property, and its zoned (zone AE, AO, A, X, etc.)	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Show/provide email, phone, address and name of builder and owner	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Show/indicate building address, the parcel ID#, lot number, Subdivision name and phase	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. Provide the lot size, disturbed area, impervious area, and cut/fill volumes, zoning district, % of impervious and % of proposed lot coverage	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
13. Provide a breakdown of the impervious area by surfaces: house, driveway, walkway, garage, patio, decks, porch, etc.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
<b>INFORMATION TO BE SHOWN ON THE EXISTING CONDITION SHEET</b>	<b>IS ITEM ADDRESSED?</b>		<b>IF NO, EXPLAIN</b>
14. Provide a survey showing the existing condition of the site	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
15. Show topography/contours with elevation and sufficient contours on adjacent properties to determine drainage patterns	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
16. Show/Delineate the state EPD 25-foot undisturbed stream buffers and the County 75-foot undisturbed stream buffers from the top of bank, for state waters	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
17. Show location and information for all existing storm pipes, storm drain structures, all utilities (and labelled them as existing) and easements on site and in R/W	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
18. Show all setback lines, and easements.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	





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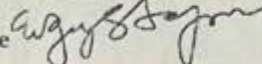
**RESIDENTIAL SITE PLAN REVIEW CHECKLIST** (Land Development

Section 4)

*This checklist shall be submitted with your documents/drawings. Answers shall be provided to all items as "no" or "yes"; and if "no", you must explain why the item in question is not applicable.*

**Project Name:** 4426 Sterling Forest Dr **Date:** 07/02/2024

**Address:** 4426 Sterling Forest Dr Decatur 30034 **Parcel #:** 15 098 02 020

Name of Design professional Eugene A Stepanov Signature  Seal

Date: 07/02/2024



GENERAL INFORMATION	IS ITEM ADDRESSED?		IF NO, EXPLAIN
1. Provide a vicinity map showing site's relation to surrounding area	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
2. Provide 24-hour emergency contact information (name, telephone number & address).	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
3. Plans must be sealed by a registered professional civil engineer, landscape architect, land surveyor or architect.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
4. Minimum sheet size is to be 11" x 17"	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
5. Plans must be drawn to scale	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
6. Graphic scale & north arrow	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Reference the final plat (i.e. plat book and page number from recordation) for property	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	