

Subject: Variance Request for Height Increase & Alternative Exterior Building Material

Dear Members of the Zoning Board of Appeals.

My name is Vyk Genys, I am the home owner at 1835 Frazier Road, Decatur, GA 30033 and a general contractor and architect by profession I am writing to formally request a variance from Section 27-4.2.2 – I and Section 27-4.2.3 (C)(4) of the Dekalb County Zoning Ordinance. I request for permitting a height of 24' as well as allowing an alternate exterior building material as both of these would lead to a better and more efficient use of the lot as well as result in a better outcome. For each of the variance requested, I have detailed the reasons and impacts of my request below.

Height Increase (18' to 24') – Section 27-4.2.2 - I

1. Reason for Requesting a Height Increase

The design of the **Accessory Dwelling Unit (ADU)** follows DeKalb County guidelines, which **permit a maximum height of 24 feet**. The requested variance ensures compliance with these guidelines while optimizing the functionality of the structure.

2. Intended Use of Additional Height

The ADU is **only 800 square feet**, making efficient space utilization crucial. The **attic area will house the HVAC system**, keeping mechanical equipment out of the living space. The remaining attic space will be used for **storage**, reducing clutter, and maintaining the interior's usability without increasing the building footprint.

3. Comparison to Nearby Structures

A majority of homes on my street range from **24 to 30 feet in height**. As referenced in the submitted document (**Vyk_prop_1.pdf**), only **two homes** on my side of the street beside mine are under 24 feet. The proposed ADU will remain **consistent with the height of surrounding structures**, ensuring neighborhood harmony.

4. Impact on Neighbors & Surroundings

- The **ADU will be built at the rear setback line** of my property.
- The **rear property line borders a cemetery**, meaning there will be **no residential impact** behind the structure.
- To the **right**, my immediate neighbor **supports the ADU and has reviewed the plans**.
- To the **left**, my neighbor owns a home **over 30 feet in height**. While they **oppose any construction on my property**, they **do not object to the ADU's height or material choice**. In fact, after reviewing the renderings, they **stated that the design looks beautiful**.
- The property at **1845 Frazier Rd** has not provided feedback yet. I will follow up before the review meeting.

-

5. Neighbor Support

- My neighbor at 1825 Frazier Rd supports the ADU's height variance.
- I am awaiting feedback from the owner at 1845 Frazier Rd.

6. Alignment with Zoning & Neighborhood Character

- The requested height variance aligns with the **overall zoning intent** for this area.
- Given the **wooded nature of my property and the ADU's placement at the back**, the structure will **blend naturally into the environment** and will not impact the overall appearance of the neighborhood.

Material Choice – Section 27-4.2.3 (C)(4) – Allow Alternate Exterior Building Material

1. Proposed Alternate Building Material

The ADU will use a **dark gray metal standing seam roof and siding**. This material selection meets **modern architectural standards** while offering **practical benefits** given the **wooded surroundings**.

2. Benefits of Using Metal Roofing & Siding

- **Durability:** Metal withstands weathering, pests, and environmental wear better than traditional materials.
- **Low Maintenance:** The seamless design eliminates issues such as water damage, rot, and repainting.
- **Environmental Integration:** The dark color and vertical seams complement the natural setting, allowing the ADU to blend into the landscape.

3. Comparison to Traditional Materials

The **zoning ordinance encourages material consistency** with the primary residence, which is a **red brick veneer ranch with a dark gray shingle roof**. While the ADU's **materials do not match exactly**, the **overall design, proportions, and high-quality materials ensure architectural consistency** with the neighborhood. The **standing seam metal siding has a visual resemblance to board and batten siding**, which aligns with traditional residential aesthetics.

4. Architectural Style in the Neighborhood

Frazier Rd features a **diverse mix of exterior materials**, particularly in **new construction**, including:

- **Stucco**
- **Hardie panels**

- **Painted wood shiplap siding**
- **Painted brick**
- **Traditional red brick**

While **metal siding is not yet widely used**, modern homes in the area are incorporating **contemporary, commercial-style materials**. Given this **architectural trend**, **standing seam metal siding is an appropriate, high-quality choice** that fits the evolving **design tendencies of the neighborhood**.

5. Practical & Environmental Considerations

The **wooded nature of my property** presents challenges that metal roofing and siding directly address:

- **Leaf & pine needle buildup:** Traditional roofing and gutters suffer from frequent clogging and water damage due to falling leaves. **Metal eliminates this issue** with its smooth, non-porous surface.
- **Gutter elimination:** The **seamless roof and siding design removes the need for gutters**, preventing debris buildup and reducing maintenance.
- **Blending with the landscape:** The **dark gray metal siding visually disappears** into the **tree-lined backdrop**, maintaining harmony with the environment.

6. Neighborhood Support for Material Choice

- My **neighbor at 1825 Frazier Rd** supports both the **material choice and ADU design**.
- I have not yet received feedback from **my neighbor at 1845 Frazier Rd**, but I will follow up before the review.
- The **neighbor behind 1845 Frazier Rd does not support any construction** on my property but **agrees that the ADU's design looks good**.
- The **rear of my property borders a cemetery**, meaning there is **no impact on residential properties** behind the ADU.

7. Summary of Justification

- The proposed **materials maintain architectural integrity** by using a **traditional home shape** while incorporating **modern, durable materials**.
- **Metal siding and roofing provide superior longevity, minimal maintenance, and environmental benefits** suited for the **wooded setting**.
- The **ADU is not visible from the street**, making its **material selection inconsequential** to neighborhood consistency.
- The **dark gray color blends into the trees**, reducing its visual impact.
- **Gutters are unnecessary**, minimizing future maintenance issues.

- **Modern materials are already being used** in new construction, making this a **logical and responsible architectural choice**.

General Considerations for Variance Approval

15. How does granting this variance align with the **DeKalb County Comprehensive Plan**?
 - It supports **suburban land-use goals**, integrating sustainable design with community aesthetics.
16. Would strict enforcement of the zoning code create an **unnecessary hardship**?
 - Yes. The **physical constraints of the site** make strict adherence **impractical** and limit **reasonable land use**.
17. Have you prepared **visual renderings, drawings, or documentation** to support your request?
 - Yes, (**Vyk_prop_1.pdf**) has been submitted for reference.

The requested **height variance** and **alternative exterior material selection** both align with the **zoning intent** and **architectural trends** of the neighborhood. I believe the proposed ADU maintains proportionality with existing structures and the use of proposed alternate materials are better and more durable, perfectly suited for the wooded site setting. The ADU will thus seamlessly blend into the environment and minimize maintenance to ensure longevity

Given the logical, practical, and aesthetic benefits of this design, I respectfully request approval of this variance.

Minh Chung
1825 Frazier Rd
Decatur, GA 30033
February 8, 2025

DeKalb County Planning and Zoning Board
DeKalb County, GA

Subject: Support for Variance Request – 1835 Frazier Rd

Dear Members of the Planning and Zoning Board,

I am writing to support my neighbor, **Vyk Genys**, in their request for a variance at **1835 Frazier Rd**. The proposed accessory building will have **minimal impact on neighbors** and blend well with the surroundings.

The selected materials—gray metal roofing and fire-treated pine wood—suit the wooded environment, and the structure will **not be visible from the street**. The requested **24-foot height** is reasonable, as similar structures exist nearby, and the extra space is needed for storage and mechanical systems.

I have no concerns and kindly request your approval. Please feel free to contact me if needed.

Sincerely,

Minh Chung
1825 Frazier Rd
Decatur, GA 30033
Phone: 404-325-3556



Course	Bearing	Distance
L1	N 62°18'27"W	58.41'
L2	N 28°33'11"E	3.95'
L3	N 61°26'49"W	41.77'

SSMH1
TOP=1010.77
(A) INV IN=1005.27
(B) INV IN=1002.57
INV OUT=1002.07

SSMH2
TOP=1002.14
(A) INV IN=995.74
(B) INV IN=995.24
INV OUT=995.64

EXIST. HOUSE FFE
MAIN 1015.35

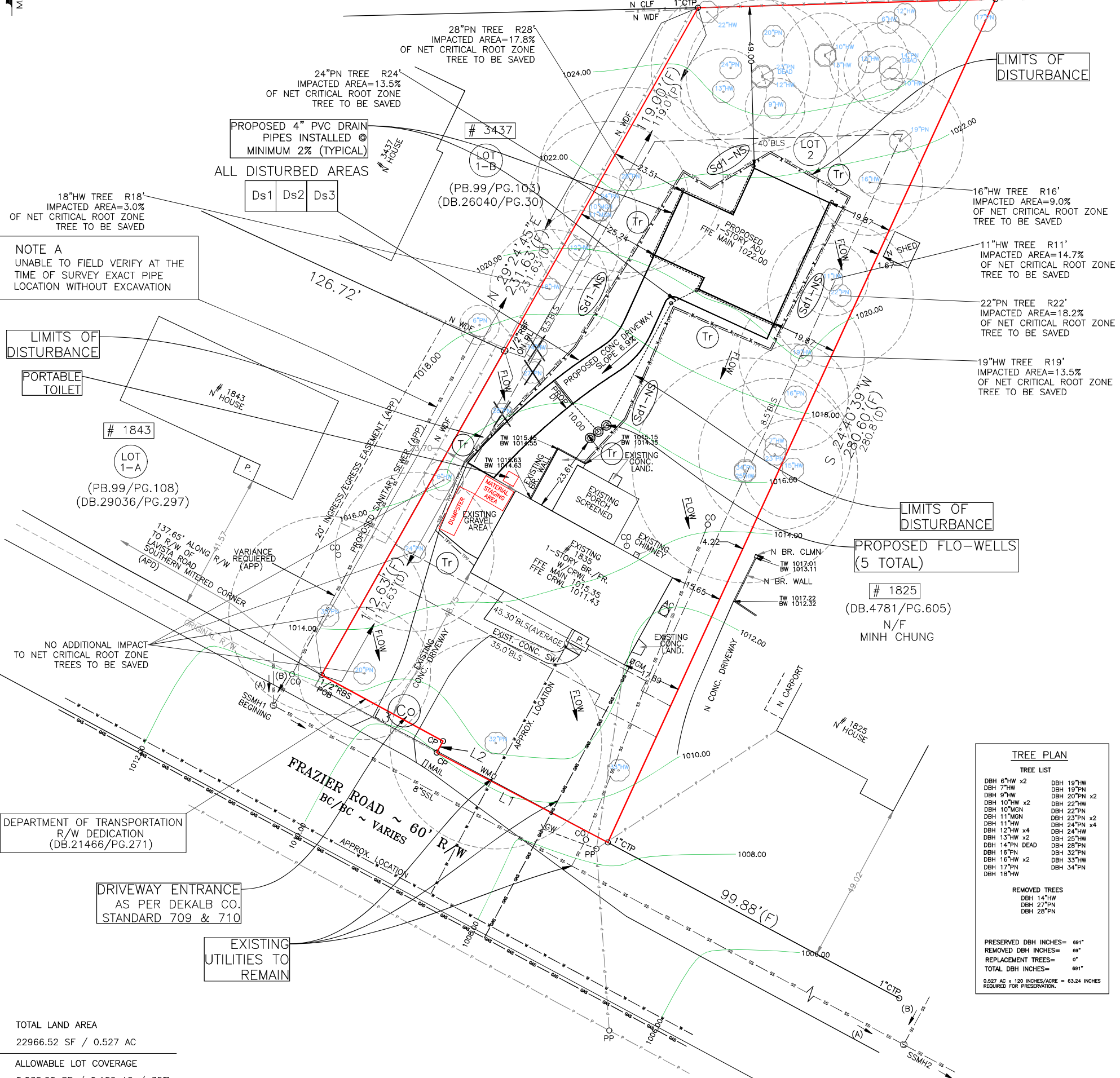
FRONT AVERAGE SETBACK
CALCULATIONS
1843 = 41.57'
1825 = 49.02'
1835 = (41.57'+49.02')/2=45.30'

- (Co) CONSTRUCTION ENTRANCE/EXIT
- (Sd1-NS) INDICATES Sd1 TYPE A SILT FENCE
- (Sd1-Hb) INDICATES Sd1 TYPE Hb HAYBALES
- (Tr) INDICATES TREE PROTECTION FENCE
- (SRP) INDICATES STRUCTURAL ROOT PLATE

TREE SAVE STATUS:
X INDICATES TREE TO BE REMOVED

SILT FENCE HAND DUG IN CRZ
NO IMPACT TO TREES UNLESS EXPLICITLY STATED

MAGNETIC



NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

LIMITS OF DISTURBANCE

PORTABLE TOILET

DEPARTMENT OF TRANSPORTATION
R/W DEDICATION
(DB.21466/PG.271)

DRIVEWAY ENTRANCE
AS PER DEKALB CO.
STANDARD 709 & 710

EXISTING UTILITIES TO REMAIN

TREE PLAN	
TREE LIST	
DBH 6"HW x2	DBH 19"HW
DBH 7"HW	DBH 19"PN
DBH 9"HW	DBH 20"PN x2
DBH 10"HW x2	DBH 22"HW
DBH 10"MGN	DBH 22"PN
DBH 11"HW	DBH 23"PN x2
DBH 11"HW	DBH 24"PN x4
DBH 12"HW x4	DBH 24"HW
DBH 13"HW x2	DBH 25"HW
DBH 14"PN DEAD	DBH 28"PN
DBH 16"PN	DBH 32"PN
DBH 16"HW x2	DBH 33"HW
DBH 17"PN	DBH 33"HW
DBH 18"HW	DBH 34"PN

REMOVED TREES	
DBH 14"HW	
DBH 27"PN	
DBH 28"PN	

PRESERVED DBH INCHES=	691"
REMOVED DBH INCHES=	69"
REPLACEMENT TREES=	0"
TOTAL DBH INCHES=	691"

0.527 AC x 120 INCHES/ACRE = 63.24 INCHES
REQUIRED FOR PRESERVATION.

TOTAL LAND AREA
22966.52 SF / 0.527 AC

ALLOWABLE LOT COVERAGE
8,038.28 SF / 0.185 AC / 35%

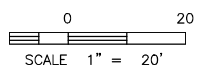
EXISTING LOT COVERAGE
3528.77 SF / 0.081 AC / 15.36%

NET NEW PROPOSED LOT COVERAGE
2318.47 SF / 0.053 AC / 10.09%

PROPOSED LOT COVERAGE (POST-DEVELOPMENT)
5847.24 SF / 0.134 AC / 25.45%

DISTURBED AREA
5343.79 SF / 0.122 AC

FLOOR AREA RATIO
See architect's set for details



SITE PLAN

LOT 2	BLOCK	SITE PLAN SURVEY PREPARED FOR:	SHEET 2 OF 4
PAUL WILSON PROPERTY SUBDIVISION	UNIT	VYKINTAS GENYS	
LAND LOT 162	18TH DISTRICT	SECTION	
DEKALB COUNTY, GEORGIA	DB.31015/ PG.686	PB./PG.	
FIELD WORK DATE NOVEMBER 07, 2023	PRINTED/SIGNED NOVEMBER 22, 2023	PROPERTY ADDRESS:	1835 FRAZIER ROAD DECATUR, GA 30033
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"		

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AM
COORD #20170087
DWG #20231913

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
No. 8197
KYLE A. STEVENS

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

NDS Flo-Well Calculator

Step 1:

Enter the Square Feet of Drainage Area 1: (Ex. Roof)

2325.34

Enter the Square Feet of Drainage Area 2: (Ex. Grass)

0

Step 2:

Choose the Coefficient of Runoff for Area 1: 1.0 (Concrete/Aspha ▾)

Choose the Coefficient of Runoff for Area 2: 0.35 (Grass ▾)

Step 3:

Choose the 25 Year Rainfall: (see rainfall map). 2.25 ▾ in/hr

Step 4:

Enter the depth of the gravel backfill beneath the Flo-Well:

(Dimension A) 2 ft

Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:

(Dimension B) 2 ft

GSMW WATER QUALITY CALCULATIONS:

$$RR_v = 0.05 + 0.009x(I)$$

$$I(\text{in}\%) = 2325.34 \text{ (SF)} / 22966.52 \text{ (SF)} = 10.12\%$$

$$RR_v = 0.1410$$

$$WQV = (1.2RR_v A) / 12 = 1.2(0.1410)(22966.52) / 12 = 323.83(\text{CF})$$

5 FLO-WELLS PROVIDE 357.75 (CF)

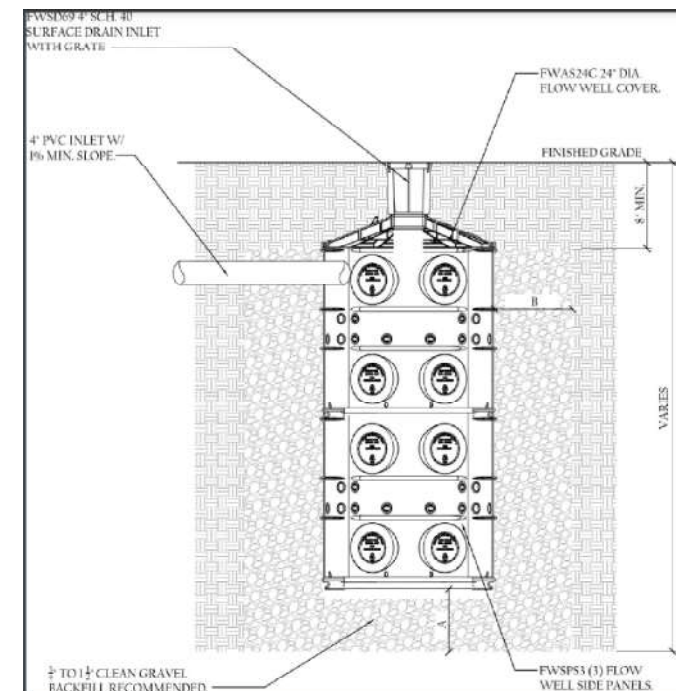
Step 7: view results:

Runoff	54.37 GPM 0.13 CFS
Volume of water to be stored	1631.10 Gallons 218.06 Cubic feet

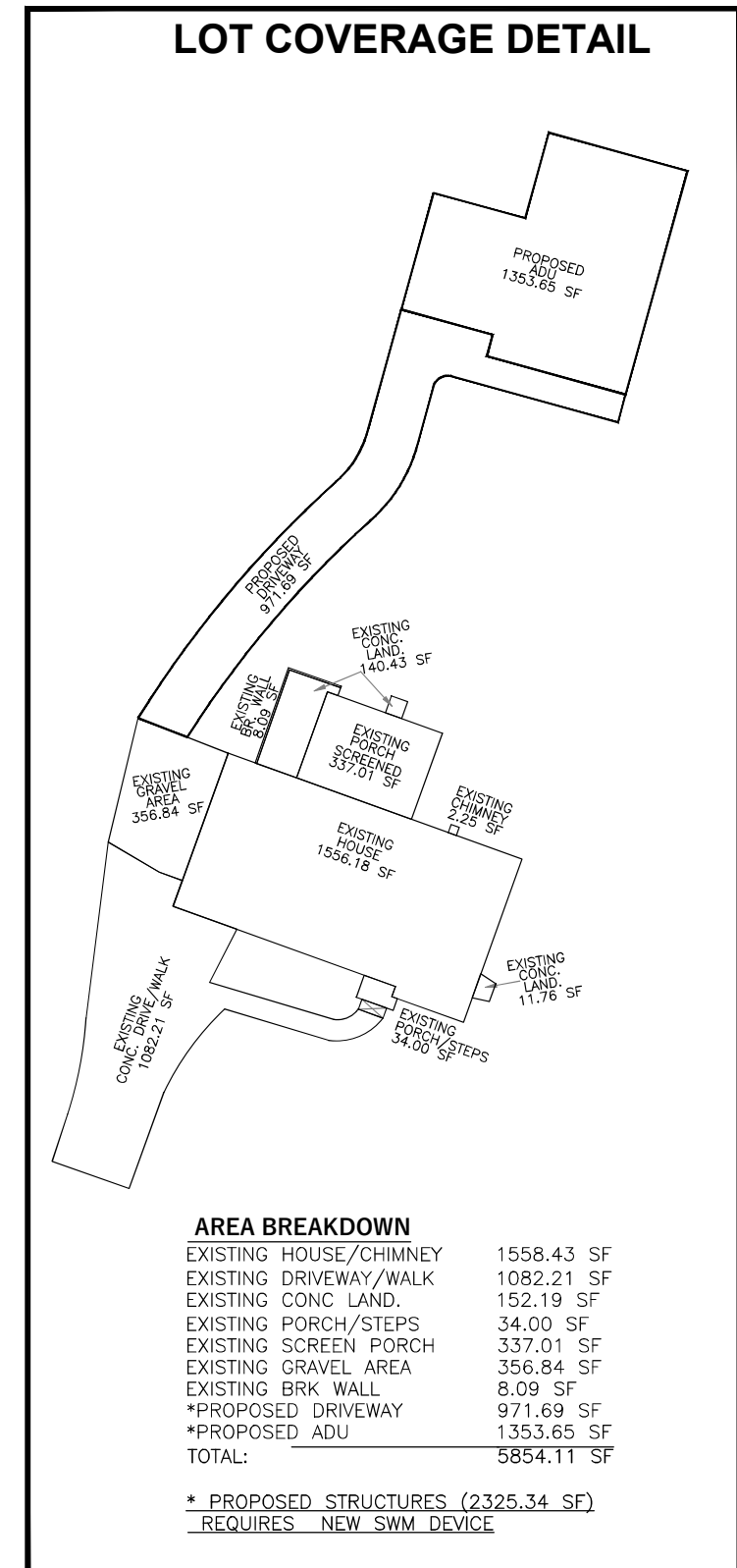
of Flo-Wells Needed 5

Amount of Gravel Needed	13.25 Cubic yards 357.75 Cubic feet
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NDS STACKED FLO-WELL DETAIL



LOT COVERAGE DETAIL



AREA BREAKDOWN

EXISTING HOUSE/CHIMNEY	1558.43 SF
EXISTING DRIVEWAY/WALK	1082.21 SF
EXISTING CONC. LAND	152.19 SF
EXISTING PORCH/STEPS	34.00 SF
EXISTING SCREEN PORCH	337.01 SF
EXISTING GRAVEL AREA	356.84 SF
EXISTING BRK WALL	8.09 SF
*PROPOSED DRIVEWAY	971.69 SF
*PROPOSED ADU	1353.65 SF
TOTAL:	5854.11 SF

* PROPOSED STRUCTURES (2325.34 SF) REQUIRES NEW SWM DEVICE

MISC. DETAILS

LOT 2	BLOCK	SITE PLAN SURVEY PREPARED FOR:	SHEET 3 OF 4
PAUL WILSON PROPERTY SUBDIVISION	UNIT	VYKINTAS GENYS	
LAND LOT 162	18TH DISTRICT SECTION		
DEKALB COUNTY, GEORGIA	DB.31015/ PG.686	PROPERTY ADDRESS:	
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AM COORD #20170087 DWG #20231913	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		

- **Tree Protection Signs** are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in language so that all workers on site are able to understand.



1. No one **SHALL** encroach, place solvents, building, machinery, building debris or any other material within 6' outside the periphery of the **CRZ** or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.

2. All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.

3. A tree that is designated to be saved, but is damaged during construction, **SHALL** be replaced with 4" caliper trees equal to the unit value of the tree removed. Any specimen tree damaged **SHALL** be replaced with 4" caliper trees equal to 1.5 times the DBH of the damaged specimen tree.

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

TREE REPLACEMENT PLAN

The **TRP** shall include planting schedules with botanical and common tree names, quantity, size, spacing, and any special planting notes. Trees used for credit on the **TRP** must be chosen from the County's approved tree list. At least 50% of replacement trees must be overstory trees. No more than 25% may be of any single species. No more than 25% may be evergreen species.

Tree relocation and credit for existing tree replacement units will be granted to trees relocated on site. Tree relocation is subject to approval of the **CA**. Existing trees $\geq 2"$ DBH and $\leq 7.9"$ may be used for credit on the tree replacement plan.

Unless otherwise approved by the **CA**, trees selected for replanting must meet the minimum standards as provided in the American Standard for Nursery Stock (ANSI Z60.1) and must be on the County's tree species selection list. Trees selected must be free of injury, pests, disease, nutritional disorders or root defects, and must be in good vigor to assure a reasonable expectation of survival. Standards for transplanting shall be in compliance with the International Society of Arboriculture (ISA) publication **Tree and Shrub Planting Manual** or a similar publication.

Replanted trees should be ecologically compatible with the site and neighboring area. When practical, replanted trees shall be of the same or similar species as those removed. Trees shall be planted in manner that provides adequate space for nourishment, light, and maturation.

Planting and staking details, as well as other applicable drawings, shall be specified in the **TRP**.

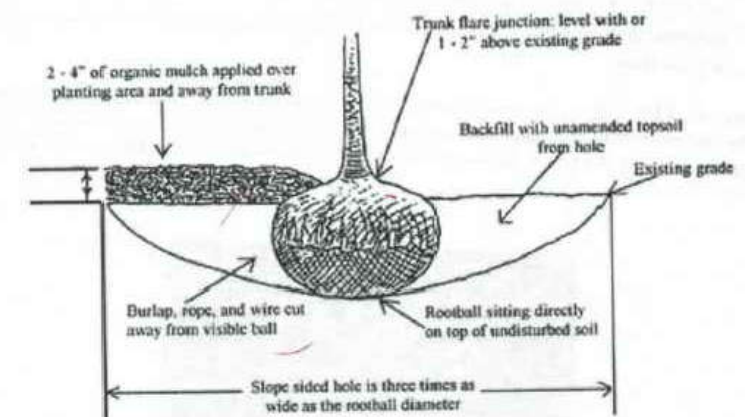
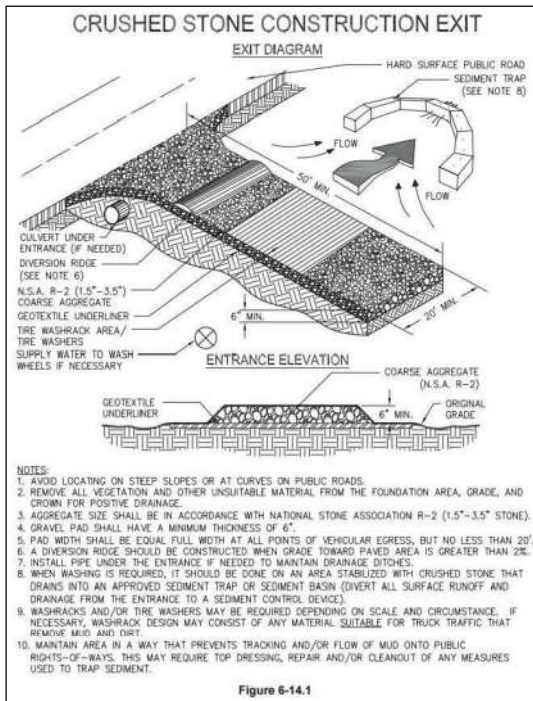


Diagram illustrating proper planting procedure for a tree or shrub.

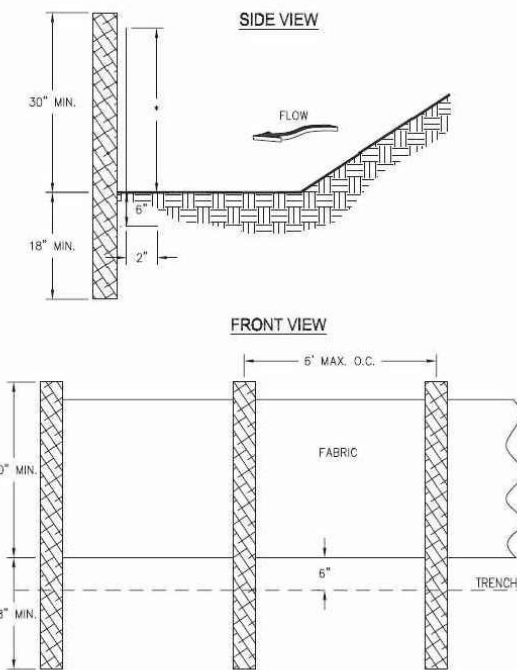


- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSTIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERGENT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANGOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

Co CONSTRUCTION ENTRANCE/EXIT

SILT FENCE - TYPE A and B



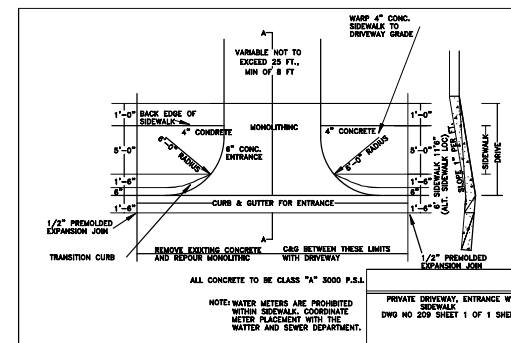
- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.1

GSWCC 2016 Edition

6-141

STANDARD DETAILS 709 & 710



EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.

MISC. DETAILS

LOT 2	BLOCK	SITE PLAN SURVEY PREPARED FOR: SHEET 4 OF 4	
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LAND LOT 162	18TH DISTRICT		
DEKALB COUNTY, GEORGIA	DB.31015/ PG.686	PB./PG.	PROPERTY ADDRESS: 1835 FRAZIER ROAD DECATUR, GA 30033
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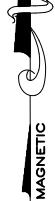
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- (Tr) INDICATES TREE PROTECTION FENCE
- (Tr) INDICATES STRUCTURAL ROOT PLATE

- (Dd1) DISTURBED AREA STABILIZATION (WITH MULCH)
- (Dd2) DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)
- (Dd3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- (Dd4) DISTURBED AREA STABILIZATION (WITH SODDING)

TREE SAVE STATUS:
X INDICATES TREE TO BE REMOVED

SILT FENCE HANDLING IN CRZ
NO IMPACT TO TREES UNLESS EXPLICIT

LOT AREA FEATURES
1835 Frazier Rd, Decatur, GA 30033



NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

LIMITS OF DISTURBANCE

PORTABLE TOILET

1843
LOT 1-A
(PB.99/PG.108)
(DB.29036/PG.297)

NO ADDITIONAL IMPACT TO NET CRITICAL ROOT ZONE TREES TO BE SAVED

DEPARTMENT OF TRANSPORTATION
R/W DEDICATION
(DB.21466/PG.271)

DRIVEWAY ENTRANCE
AS PER DEKALB CO.
STANDARD 709 & 710

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NET NEW PROPOSED LOT COVERAGE
2318.47 SF / 0.053 AC / 10.09%

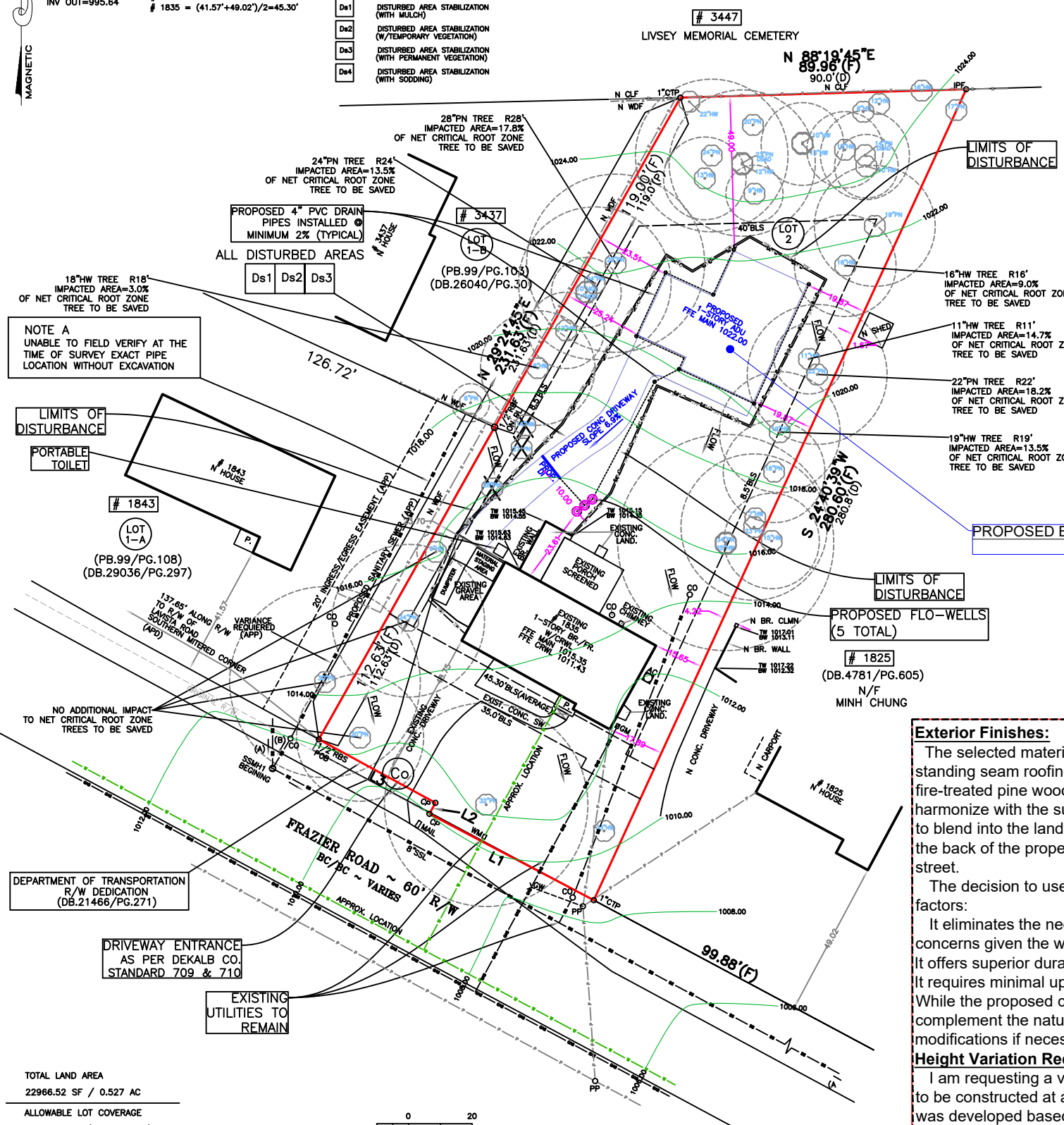
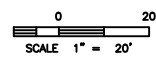
PROPOSED LOT COVERAGE (POST-DEVELOPMENT)
5847.24 SF / 0.134 AC / 25.45%

DISTURBED AREA
5343.79 SF / 0.122 AC

FLOOR AREA RATIO
See architect's set for details

SITE PLAN

LOT 2	BLOCK	SITE PLAN SURVEY PREPARED FOR:	SHEET 2 OF 4
PAUL WILSON PROPERTY SUBDIVISION	UNIT	YKINTAS GENYS	
LAND LOT 162	18TH DISTRICT SECTION	PROPERTY ADDRESS:	
DEKALB COUNTY, GEORGIA	DB.31015/ PG.686 PB./PG.	1835 FRAZIER ROAD	
FIELD WORK DATE NOVEMBER 07, 2023	PRINTED/SIGNED NOVEMBER 22, 2023	DECATUR, GA 30033	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"	
AM COORD #20170087			
DWG #20231913			
SURVEY LAND EXPRESS, INC		24 LENOX SQUARE ATLANTA, GA 30324 FAX 404-801-0841 TEL 404-252-9747 INFO@SURVEYLANDEXPRESS.COM	



SURROUNDING BUILDING HEIGHTS
Average height - 20'

SURROUNDING BUILDING HEIGHTS
Average height - 30'

PROPOSED BUILDING MAX HEIGHT
24'

Exterior Finishes:

The selected materials for the building include gray metal standing seam roofing and siding sheets, along with natural fire-treated pine wood. These materials were chosen to harmonize with the surrounding trees, allowing the structure to blend into the landscape. The building will be located at the back of the property and will not be visible from the street.

The decision to use metal siding is based on several key factors:

- It eliminates the need for gutters, reducing maintenance concerns given the wooded environment.
- It offers superior durability and longevity.
- It requires minimal upkeep over time.
- While the proposed colors have been carefully selected to complement the natural surroundings, I am open to modifications if necessary.

Height Variation Request:

I am requesting a variance to allow the accessory building to be constructed at a height of 24 feet. Initially, the design was developed based on the understanding that the maximum allowable height was 24 feet. However, I was later informed that the structure must not exceed the height of the existing house, which is 20 feet.

Given that multiple taller structures exist within the surrounding area, I kindly request approval for the 24-foot height allowance. This additional height is necessary to accommodate attic space for mechanical systems and essential storage.

