



Lorraine Cochran-Johnson

Chief Executive Officer

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

**Wednesday, May 13, 2026**

**Planning Department Staff Analysis**



Juliana  
Njoku

Director

**N9. Case No: A-26-1248075**

**Parcel ID(s): 18 114 08 120**

**Commission District 02 Super District 06**

**Applicant:** Gary Rainwater

**Owner:**

**Project Name:** 1449 Cornell Drive

**Location:** 2543 Asbury Court, Decatur, GA 30033

**Requests:** variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce setbacks in order to facilitate enclosure of existing carport in the R-75 (Residential Medium) zoning district.

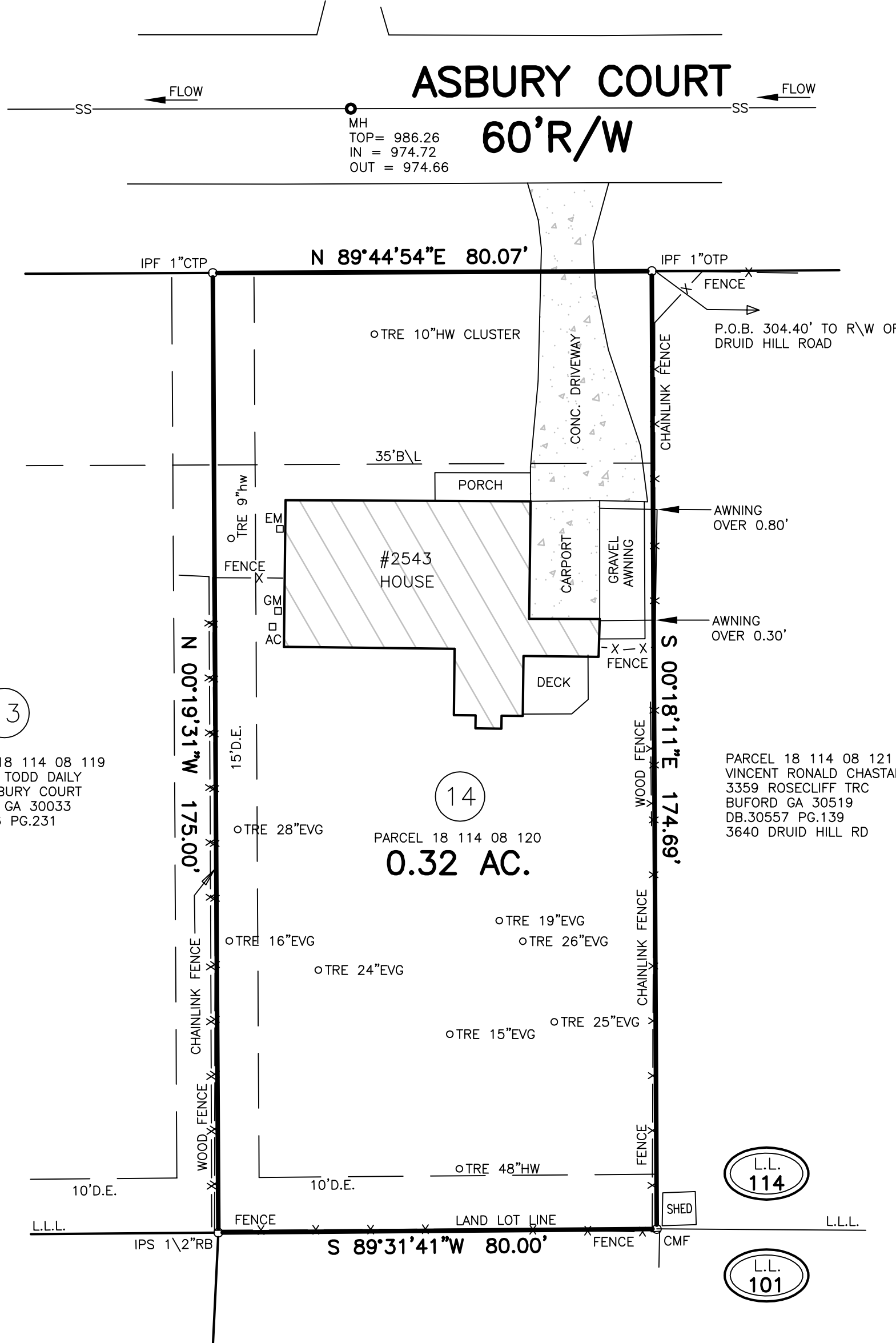
**Staff Recommendation:** Deferral to June 2026 ZBA Agenda by request of applicant; No formal application yet submitted

OWNER:  
 PARCEL 18 114 08 120  
 LAXMINARAYANAN KRISHNAN  
 MARDHANAN PUNYA  
 2543 ASBURY COURT  
 DECATUR, GA 30030  
 DB 32108, PG 434

RECORDING INFORMATION

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 S. Hull, Jr.*  
 James S. Hull, Jr. GA RLS 2876  
 PARCEL 18 114 08 120  
 DB.32108, PG.431



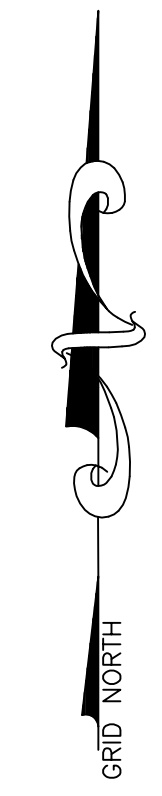
UTILITY NOTE:  
 PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

A CARLSON BRX7 GPS UNIT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF 0.04' FEET BASED ON REDUNDANT MEASUREMENTS AND HAS NOT BEEN ADJUSTED. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,166 FEET.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

This property is in zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13089C0058K, Dated: 08/15/2019.



13  
 PARCEL 18 114 08 119  
 MATTHEW TODD DAILY  
 2535 ASBURY COURT  
 DECATUR GA 30033  
 DB.24676 PG.231

14  
 PARCEL 18 114 08 120  
 0.32 AC.

PARCEL 18 114 08 121  
 VINCENT RONALD CHASTAIN  
 3359 ROSECLIFF TRC  
 BUFORD GA 30519  
 DB.30557 PG.139  
 3640 DRUID HILL RD

TEXT LEGEND

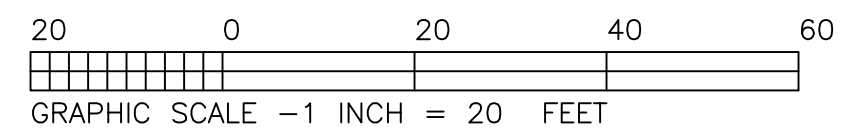
- |      |                         |
|------|-------------------------|
| IPF  | IRON PIN FOUND          |
| IPS  | IRON PIN SET            |
| CMF  | CONCRETE MONUMENT FOUND |
| CTP  | CRIMP TOP PIPE          |
| OTP  | OPEN TOP PIPE           |
| RB   | REBAR                   |
| AC   | AIR CONDITIONER         |
| CONC | CONCRETE                |
| DE   | DRAINAGE EASEMENT       |
| EM   | ELECTRIC METER          |
| EVG  | EVERGREEN               |
| GM   | GAS METER               |
| HW   | HARD WOOD               |
| LL   | LAND LOT                |
| LLL  | LAND LOT LINE           |
| MH   | MANHOLE                 |
| P    | OVERHEAD POWER          |
| PP   | POWER POLE              |
| SS   | SANITARY SEWER          |
| POB  | POINT OF BEGINNING      |
| POC  | POINT OF COMMENCEMENT   |
| B/L  | BUILDING LINE           |
| C/L  | CENTERLINE              |
| R/W  | RIGHT-OF-WAY            |

RETRACEMENT SURVEY FOR:

LAXMINARAYANAN KRISHNAN  
 MARDHANAN PUNYA

LAND LOT 114 - 18TH DISTRICT  
 LOT 14 - UNIT II - LAUREL HILL S/D  
 DEKALB COUNTY, GEORGIA

DATE OF FIELD WORK: 1-5-2026  
 DATE OF PLAT PREPARATION: 1-6-2026  
 EQUIPMENT USED: CARLSON BRX7



SURVEYING & ENGINEERING  
 928 BLACKLAWN ROAD  
 CONYERS, GEORGIA 30094  
 PHONE: 770-483-9745

JOB NO. 25-459  
 DWG. NO. 37566