



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, June 10, 2025

Planning Department Staff Analysis



Juliana Njoku

Director

D3. Case No: A-25-1247991

Parcel ID(s): 18 054 09 032

Commission District 02 Super District 06

Applicant: Dan Hanlon
2025 Tuxedo Avenue NE
Atlanta, GA 30307

Owner: Molly Cummings
1282 Oxford Road
Atlanta, GA 30306

Project Name: 1282 Oxford Road - Rear Yard Improvements

Location: 1282 Oxford Road, Atlanta, GA 30306

Requests: Variance request from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage from 35 percent to 44 percent (Currently 64.8%) to facilitate rear yard improvements including removal of a failed pool, surrounding deck and walls, and a non-historic gazebo, and construction of a new pool, open-air pool house, new pool decking and patios, and a modified driveway on property zoned R-75 (Residential Medium Lot) and within the Druid Hills Historic District.

Staff Recommendation: Approval with Conditions

Recommended Conditions if Approved:

- 1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

## **STAFF FINDINGS:**

The subject property is a 0.31-acre residential parcel located at 1282 Oxford Road, zoned R-75 and designated Traditional Neighborhood, within the Druid Hills Historic overlay. The application states that the property contains a 1929 house with several later additions, including a pool and related improvements permitted in the 1990s. The owner proposes to remove a failed pool, surrounding deck and walls, and a non-historic gazebo, and replace those elements with a new pool, an open-air pool house, new decking and patios, and a modified driveway. The submitted site plan shows existing lot coverage at approximately 64.58% percent and proposed lot coverage at approximately 43.54 percent, which remains above the 35 percent maximum but represents a reduction from existing conditions.

**1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.**

The record reflects that the property has a long, narrow configuration and a rear yard layout that is shaped by the siting of the existing historic house and the need for a long driveway to access the back of the lot. The applicant also states that the house sits high up and well back from the street, which further distinguishes the site from a typical interior residential lot. While the existing nonconforming lot coverage is not, by itself, a physical hardship under the ordinance, staff finds that the lot geometry, site layout, and established historic development pattern create a constrained rear yard condition that is relevant to this request.

**2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:**

Staff finds that the request is limited to the minimum necessary under the circumstances presented. While the proposal remains above the ordinance maximum, it reduces the degree of existing nonconformity and does not intensify site impacts relative to current conditions. Instead, the submitted plans reduce impervious coverage from approximately 64.58 percent to 44 percent. The applicant also identifies specific measures taken to lessen coverage, including reducing the pool size, adding grass strips in the driveway, and using paver grid treatment in portions of the deck area. Because the proposal slightly decreases existing coverage while allowing reinvestment in the rear yard, staff finds that strict application would deprive the owner of rights enjoyed by other R-75 properties

**3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:**

Staff finds that the request is not likely to be materially detrimental to the public welfare. The work is concentrated in the rear of the property, and the application states that, because of the topography and house siting, the proposed improvements will have minimal visual impact from the public right-of-way due to topography and siting. The submitted plans also include stormwater management measures, as shown on the submitted stormwater plan (Sheet C-2). In addition, the file includes a support sheet signed by four immediate neighbors stating that they have no issue with the requested increase to 44 percent. These factors support a finding that the proposal is not likely to injure nearby properties or the surrounding residential district.

**4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:**

Strict application of the 35 percent lot coverage standard would effectively prevent reasonable reinvestment in the property improvements unless the owner first removed substantially more of the already developed site. Staff finds that this would create an unnecessary hardship in light of the fact that the proposal reduces existing impervious coverage rather than increasing it. Denial would leave the property in a more nonconforming condition than the one proposed and would limit the owner's ability to replace a failed pool and related improvements with a less intensive arrangement. Under these particular facts, staff finds that strict application of the ordinance would cause an undue hardship. The property contains longstanding legally nonconforming lot coverage established through prior permitted improvements. This condition, combined with the site layout, limits the owner's ability to make reasonable reinvestment without variance relief.

**5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:**

The subject property is within the Traditional Neighborhood character area and the Druid Hills Historic overlay. The application states that the proposed work is in keeping with the intent to preserve the style and appeal of older traditional neighborhoods, and that none of the relevant character area goals would be adversely affected because the work occurs in the rear of the lot. The proposal has received Historic Preservation Commission approval, indicating consistency with Druid Hills Historic District guidelines. Staff finds that the proposal is consistent with the spirit and purpose of the ordinance because it allows reinvestment in an existing historic residential property while slightly reducing lot coverage and maintaining compatibility with the surrounding neighborhood.

**FINAL STAFF ANALYSIS:**

The request is distinguishable from a typical overbuilding case because it reduces an existing legally nonconforming condition rather than intensifying it. The subject property contains longstanding impervious coverage established through prior permitted improvements, limiting the owner's ability to make reasonable reinvestment without variance relief. The proposal reduces coverage from approximately 64.6% to 60.9%, incorporates stormwater mitigation measures, and has received Historic Preservation Commission approval. Additionally, the improvements are confined to the rear yard and have minimal visibility from the public right-of-way. Given the site's configuration, existing development pattern, and reduced impact relative to current conditions, staff finds the request meets the variance criteria.

**Staff Recommendation:** Approval with Conditions

**Conditions:**

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 1282 Oxford Road

City: Atlanta State: GA Zip: 30307

Parcel ID Number(s): 18 054 09032/0915785 Acreage: .312

District: 18 Land Lot: 54 Block: 38 Parcel: 23

Commission District(s): Super District:

Type of Hearing Requested (check one):

- [X] 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.\*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

[ ] Owner [X] Agent

Signature: Dan Hanlon Date: 2.5.26

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE: \$300.00

DeKalb County does not require payment by wire transfer. Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: 2/5/26      Applicant Signature: Macey L. Cummins

DATE: \_\_\_\_\_      Applicant 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: 2.5.26 Applicant/Agent Dan Hanlon  
Signature: \_\_\_\_\_

TO WHOM IT MAY CONCERN:

(I)/ (WE): Molly Cummings  
(Name of Owners) \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public

Molly L Cummings  
Owner Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature



February 9<sup>th</sup>, 2026

DeKalb County  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue  
Suite 300  
Decatur, GA 30030

Re: 1282 Oxford Road

Planning Staff:

The owner of 1282 Oxford Road is seeking to improve the back portion of the property by removing a pool that has failed and is no longer usable, remove the surrounding pool deck and walls, remove a non-historic gazebo, and replace those elements with a new pool, an open air pool house structure, new pool decking and patios, and a new driveway. The current lot coverage is 64.58%. This is mostly due to multiple permitted projects being done in the 1990s.

The property is zoned R-75, with a 35% lot coverage limitation. We are requesting a variance from code section 27-2.2.1 of the DeKalb County Ordinance to increase lot coverage from 35% to 61%.

The property is located in the Druid Hills historic district, and we have received approval from the DCHPC.

Below is our justification for the project, based on the criteria for variance hardships.

#### **Physical Conditions of the Site**

The house was built in 1929, and has had several additions over the years. The permit history that is available shows that the pool (and presumably the pool deck and retaining walls) was permitted in 1990, and a house addition was permitted in 1997.

The property has traditional Druid Hills characteristics, with a long narrow lot, requiring a substantial driveway to get to the rear.

With the 1997 addition, the house has a large footprint of almost 2,300sf.

#### **Minimum Variance Necessary**

We have made reasonable efforts to reduce the current lot coverage. These include:

- Adding two grass strips in the new driveway
- Doing a portion of the pool deck in a paver grid with grass in between the stone
- Significantly reducing the size of the pool

#### **Proposal is not materially detrimental to the public welfare or injurious to the property**

The proposal includes a stormwater management, alleviating stormwater pressures on neighboring properties.

We have gathered letters of support for the project from four of the five immediate neighbors (we have provided the one neighbor that we were not able to connect with of the information about ZBA hearing). See attached.

**Strict application of the code causes undue and unnecessary hardship**

Yes, any meaningful addition/renovation to the property would require a variance due to legal non-conforming lot coverage conditions.

**Proposal is consistent with the spirit and purpose of Section 7.5.1 and the DeKalb County Comprehensive Plan Text**

The future land use designation of this property is Traditional Neighborhood, with the intent being to preserve the style and appeal of older traditional neighborhood communities. The goals include greater walkability, on-street parking, small, regular lots, and buildings closer to the front property line. None of these desired characteristics and goals would be impacted by this project. Because all of the work is in the rear of the house, because of the topography and house siting (the house sits high up, and well back of the street), there will be no visual impact to the neighborhood. We have received approval from the DCHPC, as the project conforms with Druid Hills aesthetics and functionality, and meets the neighborhood guidelines.





RED LEVEL RENOVATIONS

2025 Tuxedo Avenue  
Atlanta, GA 30307

o (404) 425-4325  
www.red-level.com

February 5, 2026

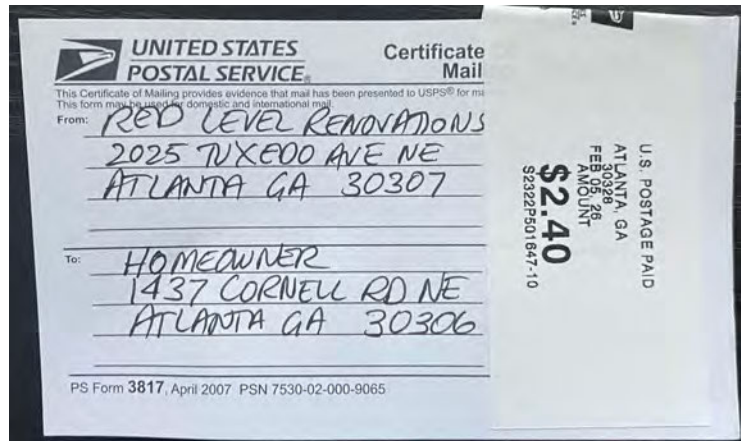
Dear Resident,

The homeowner of 1282 Oxford Road NE is seeking a variance to increase the allowance lot coverage from 35% to 61%. The project that is being proposed actually reduces the existing lot coverage, but the variance is required because previous additions to the property increased the lot coverage to 65%. The homeowner attempted to contact you to review the project, but was unable to do so. Plans for the proposed property improvement are enclosed. The Zoning Board of Appeals meeting when the case will be heard will be April 8th at 1pm on Zoom if you would like to attend. Please contact [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) for additional info.

Best Regards,

Dan Hanlon

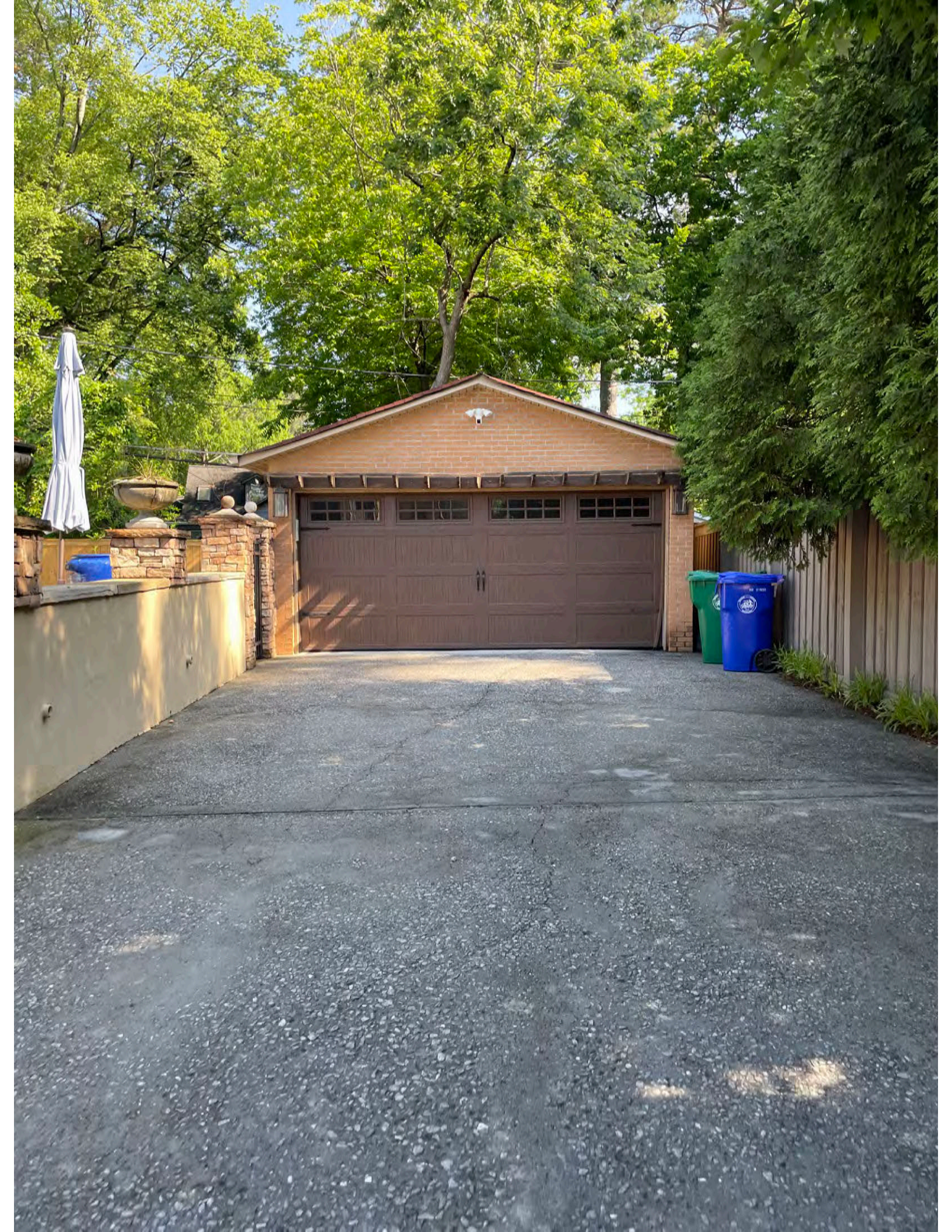
[Redacted address information]







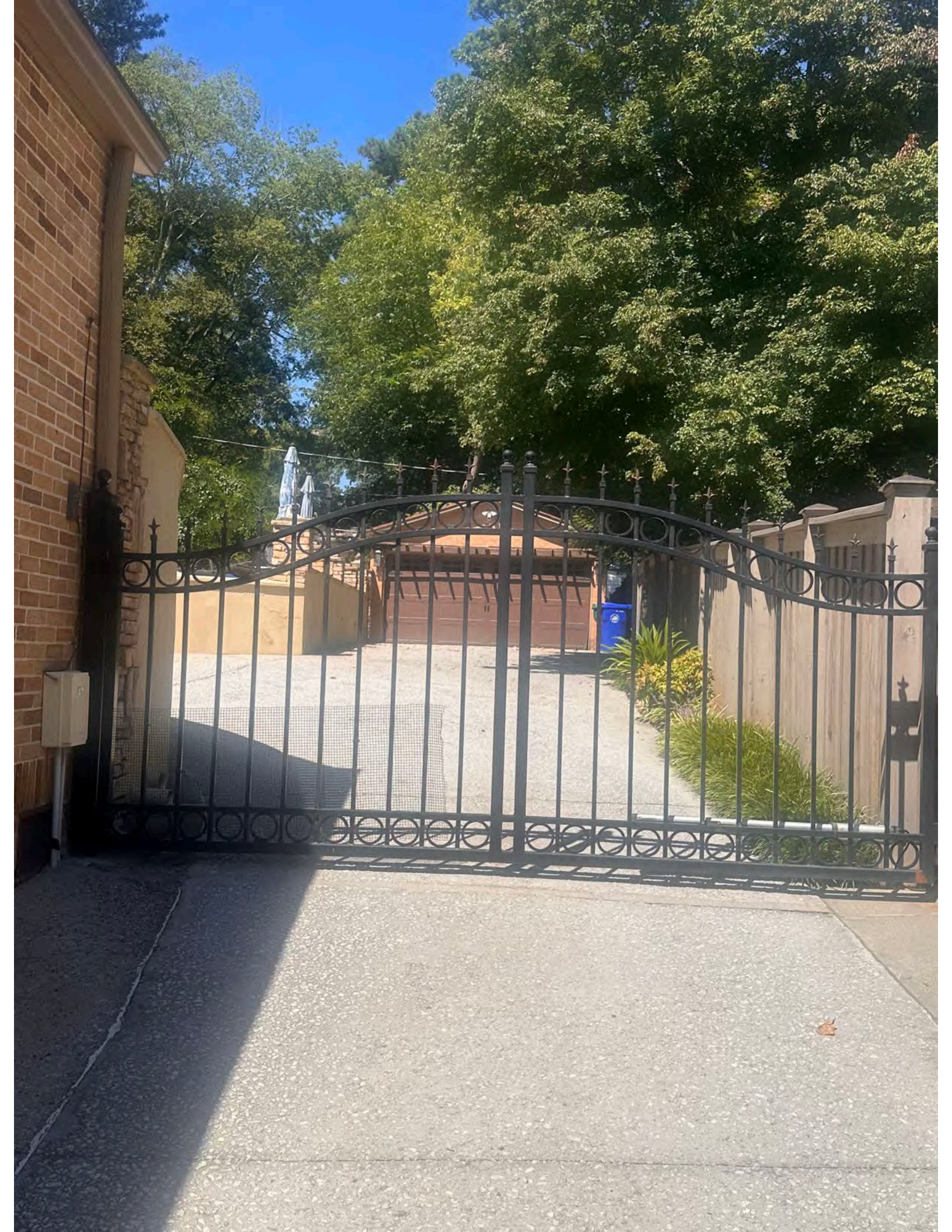


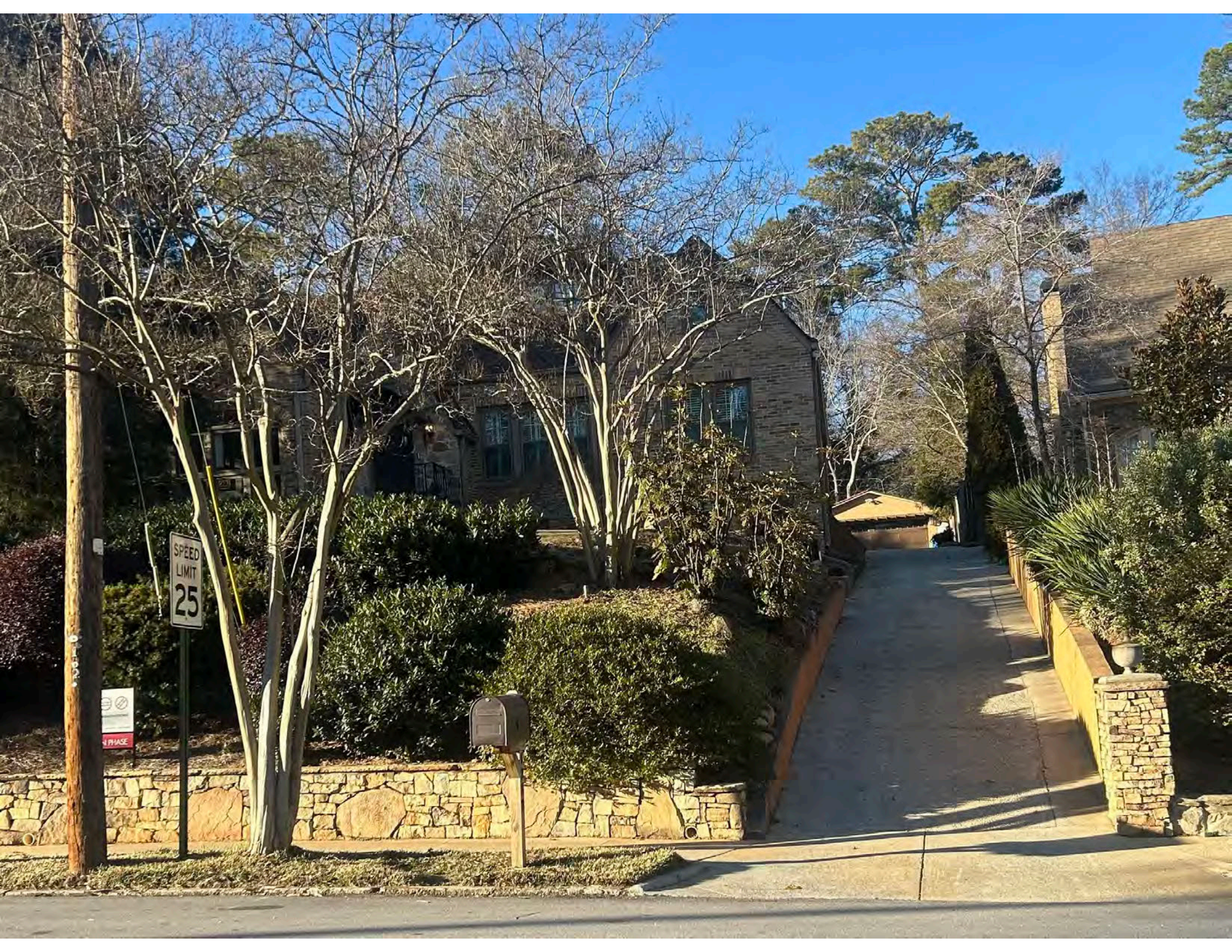






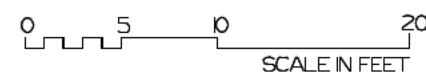
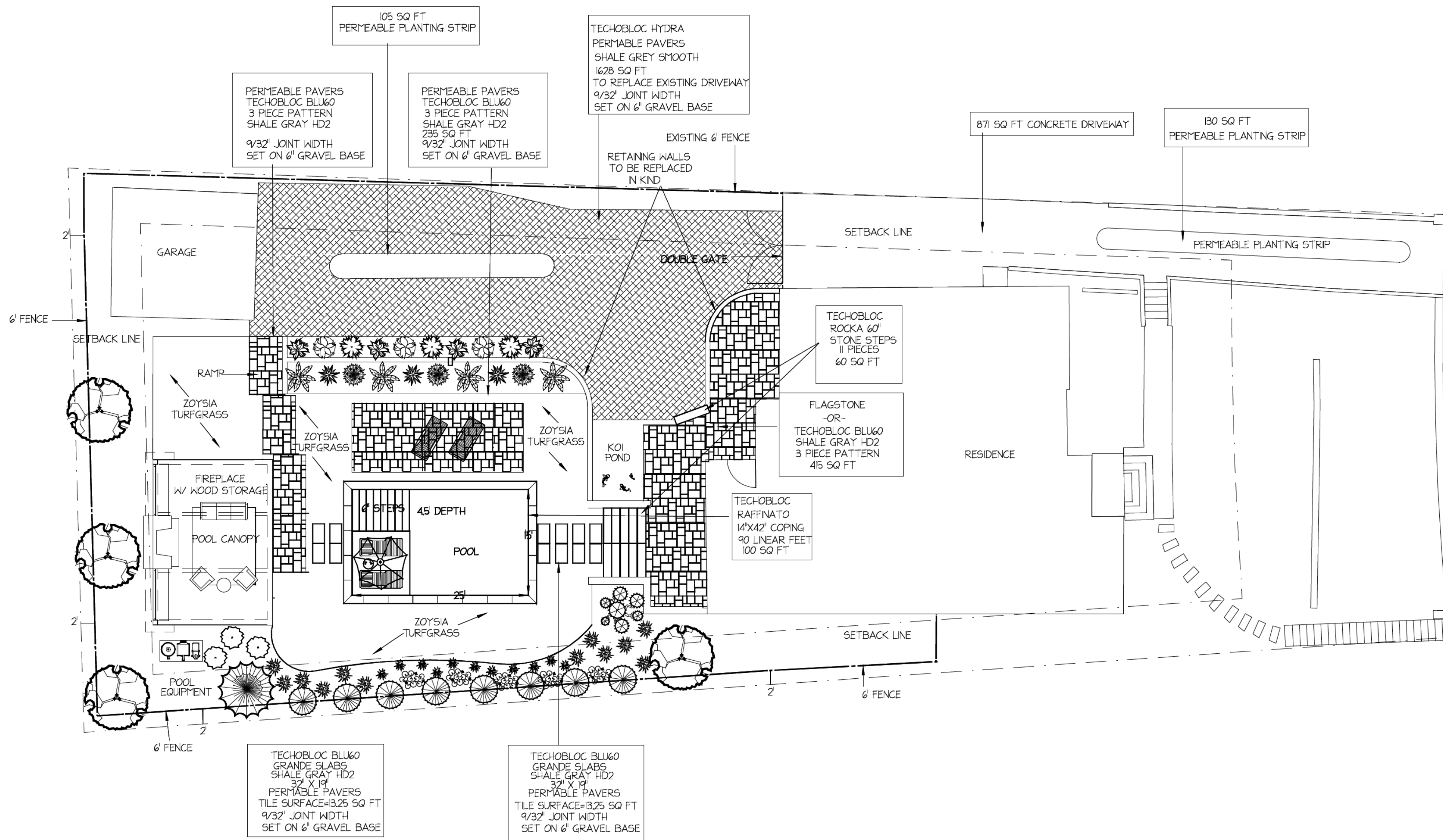






SPEED  
LIMIT  
25

PHASE



1282 OXFORD ROAD

POOL AREA LANDSCAPE

UPDATED 5/14/2026

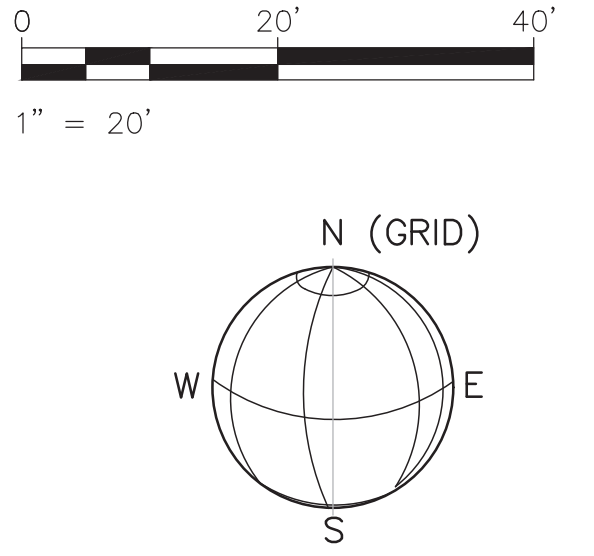
R-75 ZONING  
 LOT SIZE: 13,598 SF  
 MAX LOT COVERAGE: 4,759.3 SF (35%)  
 EXISTING LOT COVERAGE: 7,987 SF (58.7%)  
 PROPOSED LOT COVERAGE: 7,843 SF (57.6%)



RESERVED FOR THE SUPERIOR COURT CLERK

**GENERAL NOTES:**  
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.  
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site  
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

**PLAT NOTES:**  
 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.



**REFERENCES:**  
 DEED BOOK 24958 PG 141  
 PLAT BOOK 7 PG 77

**FLOOD HAZARD NOTE:** THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062K EFFECTIVE DATE AUGUST 15, 2019

**SURVEY DATA:**  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24958 PG 141  
 PROPERTY OWNER AT TIME OF SURVEY: MOLLY L. CUMMINGS  
 PARCEL NUMBER: 18-054-09-032

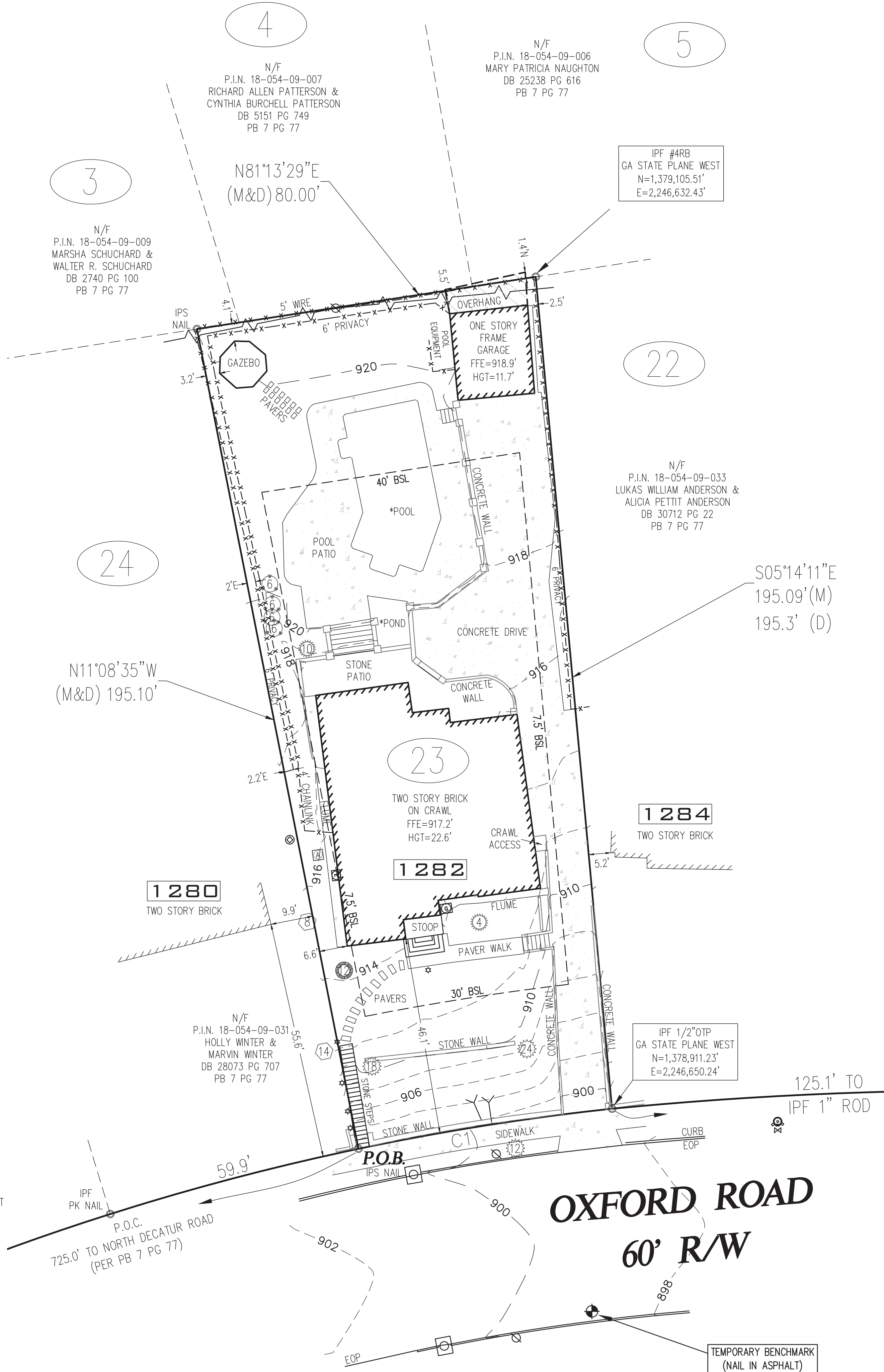
THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)  
 THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

TOTAL AREA: 13,598 SQ FT, 0.312 AC  
 CALCULATED PLAT CLOSURE: 1:236,462

**FIELD DATA:**  
 DATE OF FIELD SURVEY 11-25-2024  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION

**ZONING NOTE:**  
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

BOUNDARY & TOPOGRAPHIC SURVEY FOR  
 MOLLY CUMMINGS  
 LOT 23, BLOCK 38, DRUID HILLS  
 1282 OXFORD ROAD  
 DEKALB COUNTY, GEORGIA  
 LAND LOT 54, DIST 18  
 DATE: DECEMBER 18, 2024; DECEMBER 20, 2024 (IPS)



**LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- EOP EDGE OF PAVEMENT
- CURB BACK OF CURB
- BSL BUILDING SETBACK LINE (PRIMARY)
- FFE FINISHED FLOOR ELEVATION
- LLL LAND LOT LINE
- PP POWER POLE
- GW GUIDE WIRE
- R/W RIGHT OF WAY
- C.P. CALCULATED POINT
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- UP UNDERGROUND POWER
- GAS- GAS UNDERGROUND GAS
- W- UNDERGROUND WATER
- UT- UNDERGROUND TELEPHONE
- S- UNDERGROUND SEWER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- MH MANHOLE
- JB JUNCTION BOX
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- AC AIR CONDITIONING UNIT
- TELEPHONE BOX
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- CONCRETE PAD
- ASPHALT
- STONE
- GRAVEL

- TREE SYMBOLS**  
 X = DIAMETER IN INCHES
- (X) HARDWOOD
  - (X) CREPE MYRTLE
  - (X) CEDAR
  - (X) JAPANESE MAPLE
  - (X) HOLLY

- (M) MEASURED
- (D) DEED
- (P) PLAT

Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	59.92	597.00	S81°01'04"W	59.90

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

BUILDING HEIGHT SHOWN IS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF

TEMPORARY BENCHMARK  
 (NAIL IN ASPHALT)  
 GA STATE PLANE WEST  
 N=1,378,863.90'  
 E=2,246,645.54'  
 ELEVATION=898.87'



PREPARED BY:  
 DEKALB SURVEYS, INC.  
 407 WEST PONCE DE LEON AVENUE  
 SUITE B  
 DECATUR, GEORGIA 30030  
 404.373.9003

© 2024: THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR



**SITE NOTES:**

- TOTAL SITE AREA: 0.31 ACRES / 13,598 SF  
TOTAL DISTURBED AREA: 0.17 ACRES
- SITE ADDRESS: 1282 OXFORD ROAD NE, DEKALB COUNTY, GA 30306
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS, INC. DATED 12-18-24.
- THIS SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

**DEKALB COUNTY NOTES:**

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF 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 PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- 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.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY-FRIDAY 7:00am-7:00pm  
SATURDAY 8:00am-5:00pm

**STATEWATER STATEMENT:**

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13089C0062K, DATED AUGUST 15, 2019.

THERE ARE NOT WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.



**PRE-CONSTRUCTION LOT COVERAGE:**

EXISTING IMPERVIOUS AREA	SF
EX. HOUSE	2,286
EX. FRONT PORCH	40
EX. DRIVEWAY	2,546
EX. FLUMES	185
EX. FRONT WALKWAY AND STAIRS	139
EX. STONE STEPS	73
EX. PAVERS	36
EX. GARAGE AND OVERHANG	496
EX. GAZEBO	92
EX. STONE PATIO	416
EX. POOL AREA	1,262
EX. POOL	683
EX. KOI POND	90
EX. STAIRS	105
EX. WALLS	333
<b>TOTAL EXISTING IMPERVIOUS AREA</b>	<b>8,782</b>
<b>LOT COVERAGE %</b>	<b>64.58%</b>

**POST-CONSTRUCTION LOT COVERAGE:**

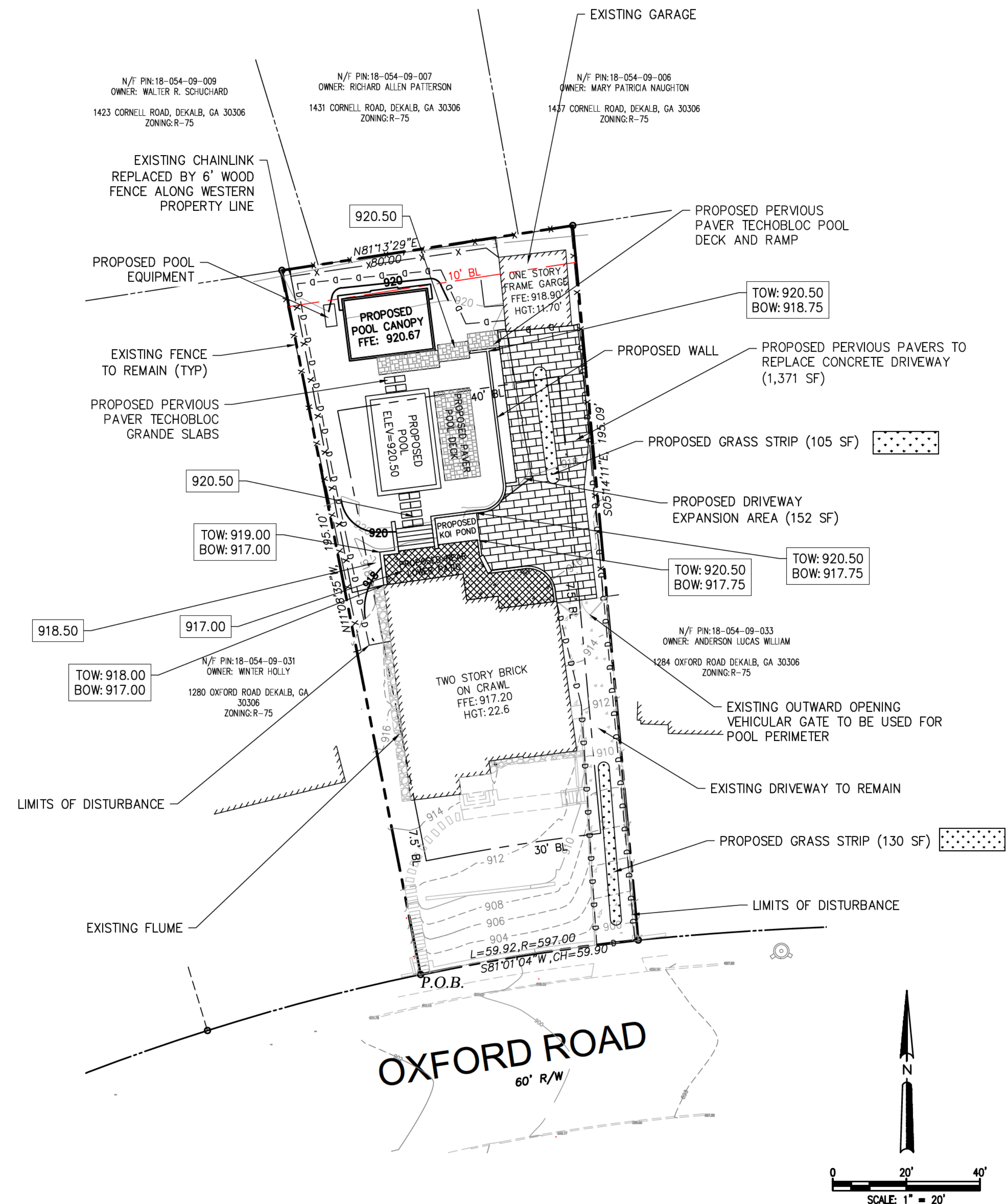
REMAINING IMPERVIOUS AREA	SF	SF
EX. HOUSE	2,286	2,286
EX. FRONT PORCH	40	40
EX. DRIVEWAY (WITH GRASS STRIPS & PAVERS)	2,343	972
EX. FLUMES	185	185
EX. GARAGE	370	370
EX. FRONT WALKWAY AND STAIRS	139	139
EX. STONE STEPS	73	73
EX. PAVERS	23	23
EX. STAIRS	23	23
EX. WALLS	158	158
<b>EXISTING IMPERVIOUS TO REMAIN</b>	<b>5,640</b>	<b>4,269</b>
<b>PROPOSED IMPERVIOUS AREA</b>	<b>SF</b>	<b>SF</b>
PROPOSED DRIVEWAY ADDITION	152	0
PROPOSED REAR LOWER PATIO	415	415
PROPOSED POOL	375	375
PROPOSED POOL COPING	99	99
PROPOSED TECHOBLOCK DECK + RAMP	390	0
PROPOSED TECHOBLOCK GRANDE SLABS	54	0
PROPOSED POOL CANOPY	503	503
PROPOSED WALLS	97	97
PROPOSED STAIRS	59	59
PROPOSED POOL EQUIPMENT	18	18
PROPOSED KOI POND	86	86
<b>NEW IMPERVIOUS</b>	<b>2,248</b>	<b>1,652</b>
<b>POST CONSTRUCTION LOT COVERAGE</b>	<b>7,888</b>	<b>5,921</b>
<b>LOT COVERAGE %</b>	<b>58.01%</b>	<b>43.54%</b>

WITH THE PERVIOUS PAVERS COUNTED AS 0% IMPERVIOUS, THE LOT COVERAGE IS 43.54%. WITH THE PERVIOUS PAVERS COUNTED AS 100% IMPERVIOUS, THE LOT COVERAGE IS 58.01%. THE PERVIOUS PAVERS ARE 14.47% OF THE LOT COVERAGE IF COUNTED AS 100% IMPERVIOUS.

**ZONING CONFORMANCE:**

SITE ZONING: R-75 DISTRICT  
MINIMUM LOT SIZE: 12,000 SF  
LOT WIDTH:  
85 FEET MIN AT STREET  
85 FEET MIN AT BUILDING LINE  
35 FEET MIN FOR CULDESAC  
FRONT SETBACK:  
40 FEET MIN (THOROUGHFARES)  
40 FEET MIN (ARTERIALS)  
35 FEET MIN (COLLECTOR AND ALL OTHERS)  
25 FEET MIN (ALLEY ACCESS)  
SIDE SETBACK: 7.5 FEET  
REAR SETBACK: 40 FEET  
LOT COVERAGE: SHALL NOT EXCEED 35%  
FLOOR AREA: NO LESS THAN 1600 SQ FEET  
OFF-STREET PARKING: 2 SPACES  
BUILDING HEIGHT: NO MORE THAN 35 FEET  
OPEN SPACE: 20%

**24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325**



Prepared By:  
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PREPARED FOR:  
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**SITE PLAN**

DATE	REVISIONS
2025-10-08	AS SHOWN
01-30-2025	PERVIOUS REVISION
05-25-2025	LAYOUT REVISION



POOL CONSTRUCTION PLANS FOR:  
**1282 OXFORD ROAD NE**  
LAND LOT 54, 18 DISTRICT  
DEKALB COUNTY, GEORGIA

CVE PI # 25-447

SHEET NO.  
**C-1**



