



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, July 8, 2026

Planning Department Staff Analysis



Juliana
Njoku

Director

N6. Case No: A-26-1248223

Parcel ID(s): 18 047 23 015

Commission District 04 | Super District 06

Applicant: Caren Ann Nunnally and Neal Hightower

Owner: H&O Properties, LLC; packet also references Jaillette Partners LLC and ownership must be confirmed

Project Name: 467 Proctor Avenue Infill Residence

Location: 467 Proctor Avenue, Scottdale, GA 30079

Requests:

1. Reduce the front setback from 30 feet to 15 feet and the side setback from 7.5 feet to four feet pursuant to Section 27-3.36.10.
2. Reduce the minimum dwelling size from 1,000 square feet to 807 square feet to allow construction of a detached single-family residence in the R-75 district and Scottdale Tier Two Overlay District.

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.

STAFF FINDINGS:

The subject property is a small lot of record in the R-75 zoning district and Scottsdale Tier Two Overlay District. Submitted materials describe a parcel approximately 25 feet wide, 75.10 feet deep, and 1,865 square feet in area.

The applicant proposes an 807-square-foot detached single-family residence. The request would reduce the front and side setbacks and the minimum dwelling size. The submitted materials do not identify a rear-setback or lot-coverage variance for this parcel, which should be confirmed against the sealed plan.

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 submitted survey depicts an exceptionally small and narrow lot containing approximately 1,865 square feet, with a width of 25 feet and a depth of approximately 75.10 feet. The parcel therefore contains only about 37 percent of the 5,000-square-foot minimum lot area and 50 percent of the 50-foot minimum lot width identified for the property. These dimensions appear to result from the historic platting of the property and predate the current owner, applicant, and applicable zoning requirements.

Under strict application of the required 7.5-foot side setbacks, only ten feet of buildable width would remain. Application of the required 30-foot front and rear setbacks would leave approximately 15 feet of buildable depth, resulting in a nominal building envelope of approximately 150 square feet. Such an envelope could not reasonably accommodate a detached dwelling, notwithstanding that detached single-family residential use is otherwise permitted on the property.

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.

The requested relief is limited to the dimensions necessary to accommodate the compact dwelling shown on the submitted plans. The proposed residence has a footprint of approximately 388 square feet and a total floor area of 807 square feet, only 193 square feet below the required minimum dwelling size. The requested four-foot side setbacks would leave a buildable width of approximately 17 feet for the proposed approximately 16-foot-wide structure, while continuing to provide separation from both side property lines.

The proposed 15-foot front setback allows the dwelling to be placed on the lot while preserving the full required 30-foot rear setback. The site plan also indicates approximately 27.6 percent lot coverage, below the applicable 35-percent maximum, and does not request rear-setback or lot-coverage relief. When tied to the submitted site and architectural plans, the approval would authorize a specific compact infill residence rather than confer broader development rights or a special privilege unavailable to similarly constrained lots.

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.

The proposed two-bedroom, one-bath detached residence is compatible with the residential use and development character of the surrounding area. Its 807-square-foot floor area and approximately 388-square-foot footprint represent a modest building scale, while retention of the required 30-foot rear setback provides separation from property to the rear. The submitted plan also provides two off-street parking spaces, maintains lot coverage below the permitted maximum, and identifies required landscaping and tree plantings.

Potential impacts associated with the reduced side setbacks can be addressed through building-code review, required fire separation, maintenance access, grading, and drainage controls. The site plan proposes an infiltration trench with approximately 57.6 cubic feet of storage against a calculated requirement of approximately 56 cubic feet and directs roof drainage to the water-quality facility.

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 required setbacks would leave an approximately ten-foot-wide by 15-foot-deep building envelope on a parcel where detached residential development is otherwise permitted. This extremely limited envelope would not accommodate a reasonably functional dwelling and would be incompatible with the separate requirement for at least 1,000 square feet of dwelling area.

Even after reducing the proposed residence to 807 square feet and arranging the living area across two floors, setback relief remains necessary to fit the structure on the parcel. Denial of the requested relief would therefore prevent or severely impair reasonable residential use of the lot because of its preexisting width, depth, and area. The resulting hardship is directly attributable to the physical characteristics of the property and the cumulative effect of applying modern dimensional standards to a historically platted lot, rather than to the applicant's personal circumstances or a desire to maximize development intensity.

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

The proposal is consistent with the purpose of the variance provisions because it allows reasonable use of an exceptionally constrained lot while preserving the zoning standards that can practicably be met. The project maintains the property's permitted residential use, preserves the full rear setback, remains below the maximum lot coverage, provides the required off-street parking, and remains subject to the Scottdale Tier Two Overlay design standards and certificate-of-compliance process. Developing an existing small lot of record with a modestly scaled residence supports an efficient infill pattern and makes use of existing neighborhood infrastructure without extending utilities or creating additional lots. The reduced front setback and compact building form are also generally compatible with the pedestrian-oriented, traditional neighborhood pattern encouraged for the area. Accordingly, approval tied to the submitted plans would provide narrowly tailored relief while continuing to advance neighborhood compatibility, orderly infill development, and the broader purposes of the Zoning Ordinance and Comprehensive Plan.

FINAL STAFF ANALYSIS:

The parcel's narrow width and small area appear to create a longstanding hardship, and the applicant has proposed a compact 807-square-foot dwelling. The requested relief is narrower than the adjoining 449 Proctor Avenue case if the survey confirms that no rear or coverage variance is required.

Approval should remain tied to the exact site and floor plans, verified setbacks, drainage controls, and all overlay design and certificate-of-compliance requirements.

Therefore, staff preliminarily recommends approval with conditions.

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**APPLICANT/OWNER: Caren Ann Nunnally / Nealon Hightower / owner: Jailette Partners LLCSubject Property Address: 467 Proctor AvenueCity: Scottdale State: GA Zip: 30079Parcel ID Number(s): 18-047-23-015Commission District(s): 4 Super District(s): 6 Acreage: .04**TYPE OF HEARING REQUESTED (check one)**

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 5.

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A
PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE

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

Owner ☒ Agent ☐

Signature

Date

6/30/26Email plansustain@dekalbcountyga.gov with any questions**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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 6/30/20

Applicant Signature:  Jailette Partners LLC

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 6/30/24

Applicant/Owner Signature:  Jailette Partners LLC

TO WHOM IT MAY CONCERN:

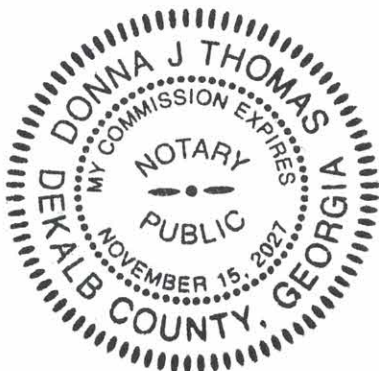
(I)/ (WE): John Mangham
(Name of Owners)

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


Notary Public


Owner/Applicant Signature

Date: 8/30/26



LETTER OF INTENT

Dear Members of the Zoning Board of Appeals,

I am writing to request variances for property located at 467 Proctor Ave, Scottdale GA 30079, from **Section 27-3.36.10 of the DeKalb County Zoning Ordinance** as it applies to the Scottdale Tier Two Overlay District. The subject property is a **confirmed legal lot of record**. It is unusually small compared to most of the other small lots in the neighborhood. We seek relief from the code to construct a small 2 bedroom, 1 bath, 807SF house that is similar in nature to the original homes in the neighborhood 100 years ago.

Specifically, we seek relief from requirements related to:

- Reduce front setback from 30 feet to 15 feet
- Reduce side setbacks from 7.5 feet 4 feet
- Reduce minimum dwelling size from 1000SF to 807SF

Due to the lots' size, configuration, and overlay restrictions, strict compliance with these requirements would make development impossible.

1. Physical Conditions of the Site

The lot is exceptionally small, only 25 feet wide and 75.10 feet deep compared to standard R-75 parcels that are 75 feet wide and over 200 feet deep. Its dimensions were established long before the adoption of the Scottdale Tier Two overlay requirements. These conditions are inherent to the properties and were not created by the applicant. Strict compliance with current standards for coverage, setbacks and house size requirement is physically impossible due to these unique lot conditions. We have already shrunk the house below standards just to achieve these reduced requests.

2. Minimum Variance Necessary

The relief requested is the minimum necessary to allow reasonable use of the property. We propose a home of 807 square feet, which is below the 1,000-square-foot minimum required in Tier Two but represents the smallest practical size for a functional dwelling. Even reducing the house size, we still require setback variances. Relief is necessary but we have managed to follow all of the remaining hundreds of requirements of R-75 and Tier Two. Each variance request has been tailored to achieve only what is essential for development, without granting any special advantage inconsistent with other properties.

3. Public Welfare

The proposed home will not be detrimental to public welfare or injurious to neighboring properties. On the contrary, it will provide high-quality, affordable housing in an area where housing diversity is **desperately** needed. We anticipate offering this home at less than 1/3 the cost of new construction in the neighborhood. The smaller scale is consistent with the Traditional Neighborhoods Character Area in the Comprehensive Plan, which encourages walkability with very close proximity to The Path and public transportation. This will in no way diminish the neighborhood character but will instead make development feasible and weave into the fabric of the community unlike anything Scottsdale has seen in over 100 years. Our mission is to provide the people with new housing options they can actually afford, a welcomed alternative from the million dollar new construction options which are currently being built in Scottsdale. This is only possible with your help and the requested relief..

4. Ordinance Hardship

A literal interpretation of Section 27-3.36.10 would prohibit any reasonable development of these lots, effectively rendering them unusable as they have sat from the time they were platted until present day. Codes and requirements have only become more constrictive to smaller homes over the years. Without relief, the lot would remain vacant and unproductive. This constitutes an undue and unnecessary hardship that was not self-created, as the lot sizes, shapes, and separation predate the current ordinance.

5. Alignment with the Spirit of the Law & Comprehensive Plan Findings

The requested variances are consistent with the spirit and intent of the DeKalb County Zoning Ordinance and the **DeKalb 2050 Comprehensive Land Use Plan**. Specifically:

- **Housing Diversity and Affordability:** The Plan identifies the need for smaller, more affordable housing options to meet the needs of a broad range of residents. These homes directly advance that goal.
- **Traditional Neighborhood Character:** The Plan highlights the importance of walkable, traditional neighborhoods with smaller lots and houses closer to the street. The proposed variances allow us to maintain this character while adapting older lots for modern use.
- **Infill Development:** The Plan encourages efficient use of land through infill development on existing lots of record. Our proposal reactivates underutilized parcels without requiring new infrastructure.
- **Sustainability and Transportation:** By providing a modest-sized home, the project supports compact development patterns and aligns with County goals to reduce sprawl and encourage transit and pedestrian use.

Conclusion

We believe that people should not be forced to live outside of our community due to unaffordability and they should be given the opportunity to own their little slice of the American Dream. For the reasons stated above, we respectfully request that the Board grant the requested variances from Section 27-3.36.10. We have met with DeKalb County planning officials on multiple occasions to thoughtfully craft the most ideal scenario that would most adhere to codes and achieve feasibility. The proposed relief represents the minimum deviation necessary to enable development of this unusually small lot, while protecting public welfare, furthering the goals of the Comprehensive Plan, and providing much-needed affordable housing in Scottdale. Approvals such as these by this Commission would free up many un-buildable lots in Scottdale and allow the County to fully utilize the land we have available.

Thank you for your time and thoughtful consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Neal Hightower', with a stylized, flowing script.

Neal Hightower

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0067 K, DATED 08/15/19

ZONING INFORMATION:

CLASSIFICATION: SCOTTTDALE OVERLAY TIER II

SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 30 FEET

MIN. OFFSTREET PARKING - 2 SPACES

MIN. LOT SIZE - 5000 SF

MINIMUM LOT WIDTH - 50 FEET

MIN. HOUSE SIZE - 1000 SF

MAX. BUILDING HEIGHT - 32 FEET

MAX. LOT COVERAGE - 35%

LANDSCAPE STRIP - 5 FEET MIN.

SIDEWALK - 4 FEET FROM CURB MIN.

FRONT YARD TREES - 3.5" TREE EVERY 30 FEET

LOT AREA:

1865 sf.

0.043 ACRES

AREA DOES NOT INCLUDE
AREA TO BE DEDICATED FOR
SIDEWALK INSTALLATION

LEGEND

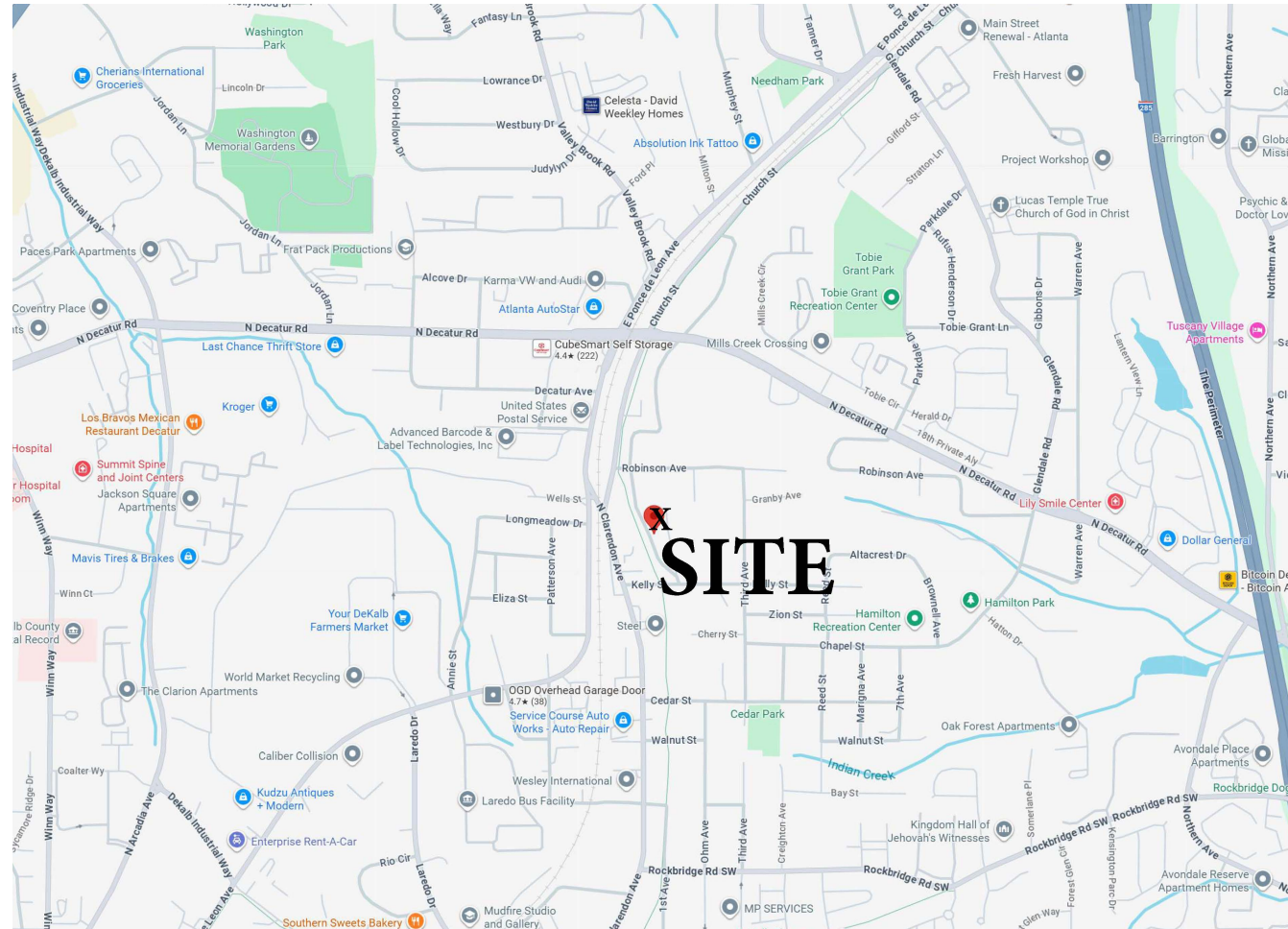
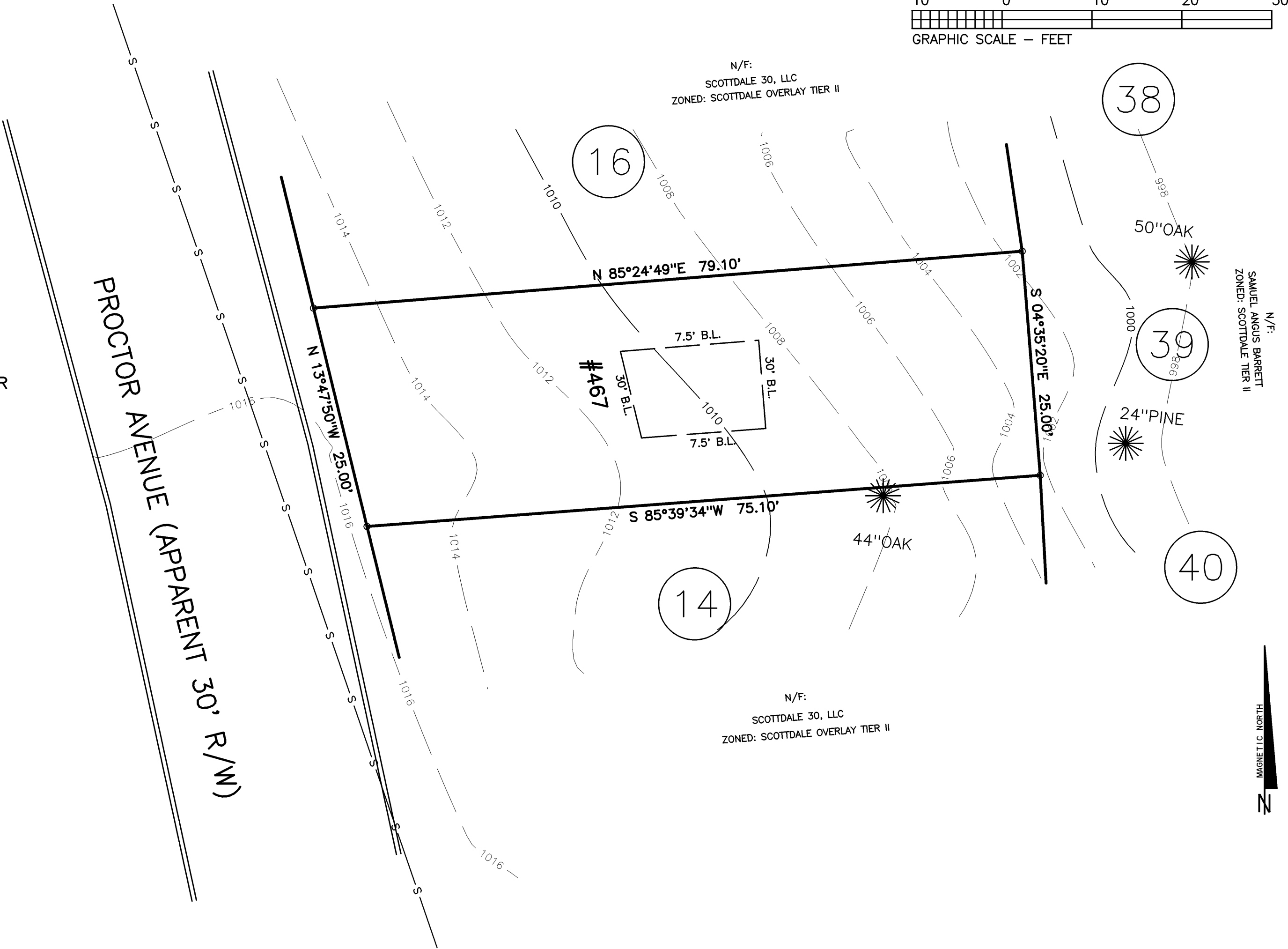
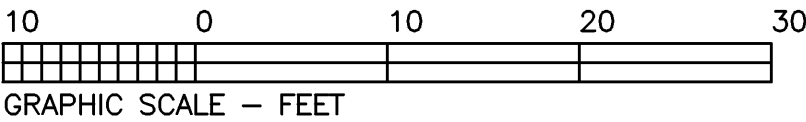
IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
O = FLOOD HAZARD ZONE LINE
= STORM SEWER LINE/PIPE
W = WATER LINE
G = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
WV = WATER VALVE
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT
ICV = IRRIGATION CONTROL VALVE
WM = WATER METER
GW = GUY WIRE
W.M. = WATER METER

24 HR CONTACT:

NEAL HIGHTOWER
614 VALLEY BROOK DRIVE
SCOTTTDALE, GA. 30079
(404)985-6454
NEALHIGHTOWER@GMAIL.COM

OWNER:

JAILETTE PARTNERS LLC
2221D PEACHTREE ROAD
SUITE 220
ATLANTA, GA. 30309
(404)872-1031

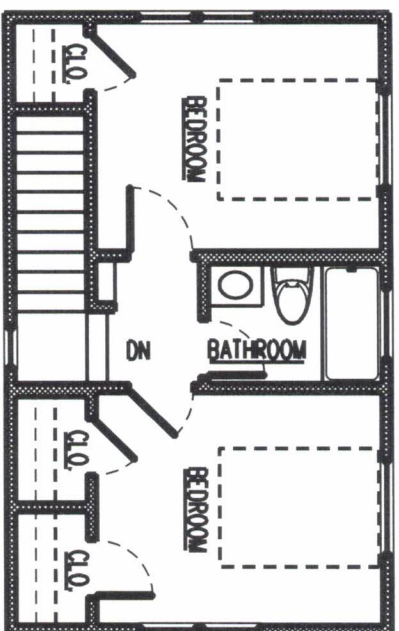


GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/12/2019 EXPIRES 10/11/2028
06/10/26
SIGNATURE DATE

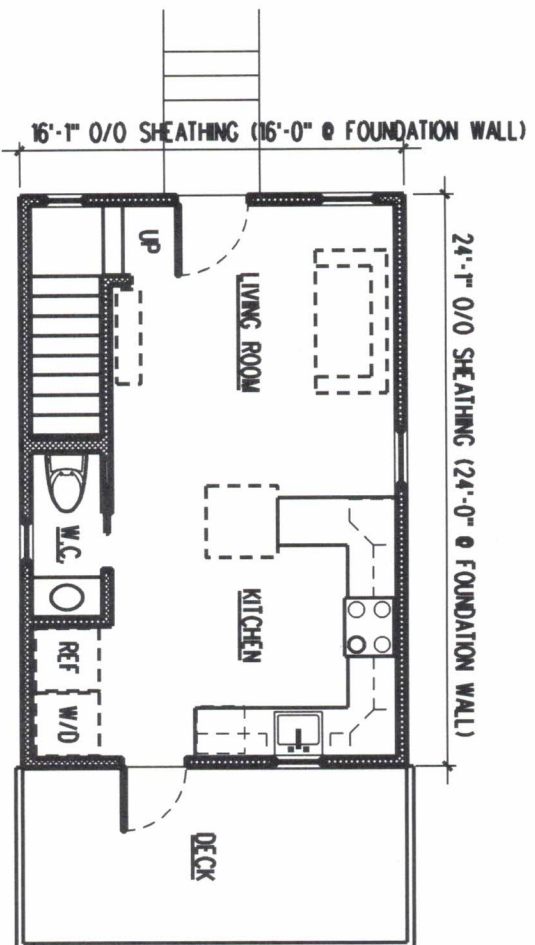


ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION: _____
REF. PLAT: PB. 15 P. 85

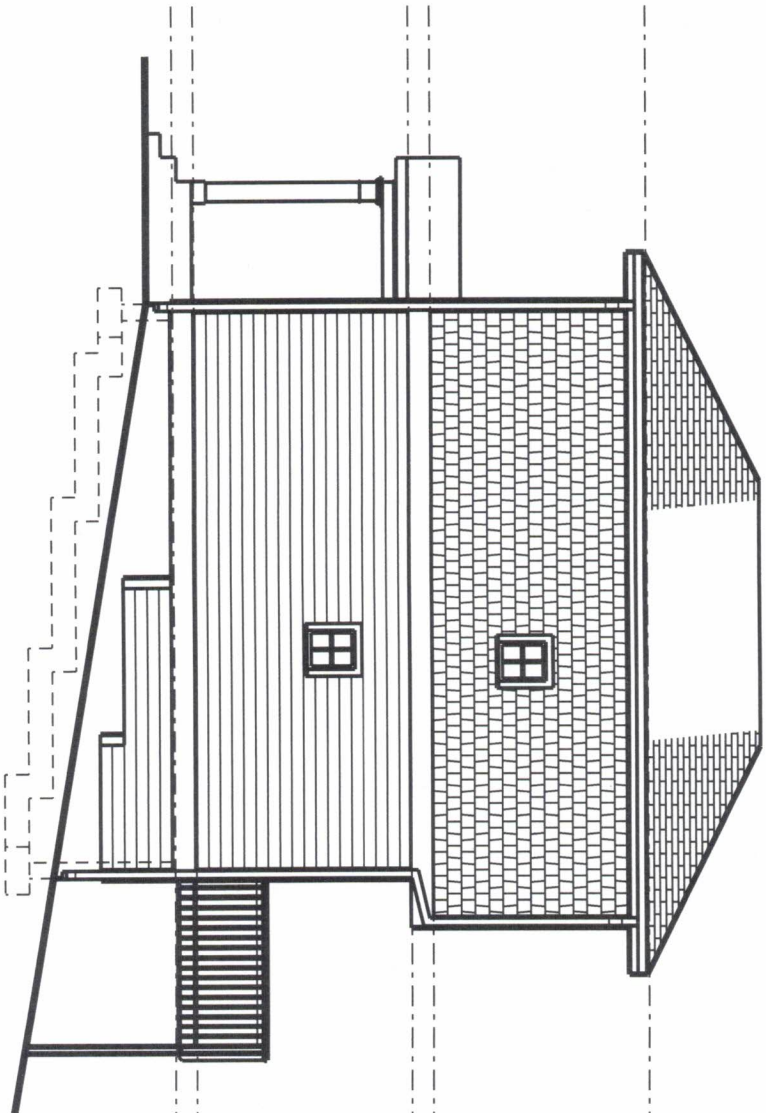
PAGE 1 OF 4
EXISTING CONDITIONS SURVEY FOR:
467 PROCTOR AVENUE
TAX PARCEL #18-047-23-015
LAND LOT: 47
DISTRICT: 18TH
DEKALB COUNTY
FIELD DATE: 12/24/24
PLAT DATE: 06/10/26
LOT: 15 BLOCK:
SUB: MEADOW BROOK
AREA = 0.043 ACRES
JOB No. 26309EX



467 PROCTOR AVENUE - SECOND FLOOR - 420 SF
 1" = 8'-0"

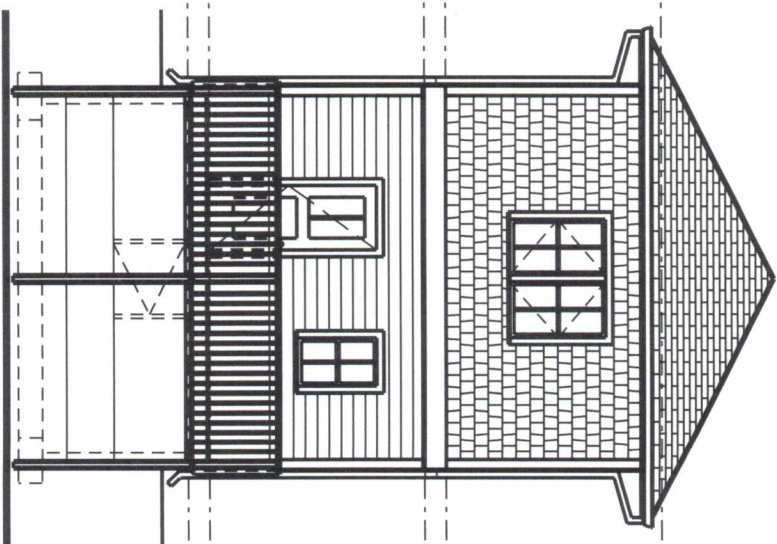


467 PROCTOR AVENUE - MAIN FLOOR - 387 SF
 1" = 8'-0"



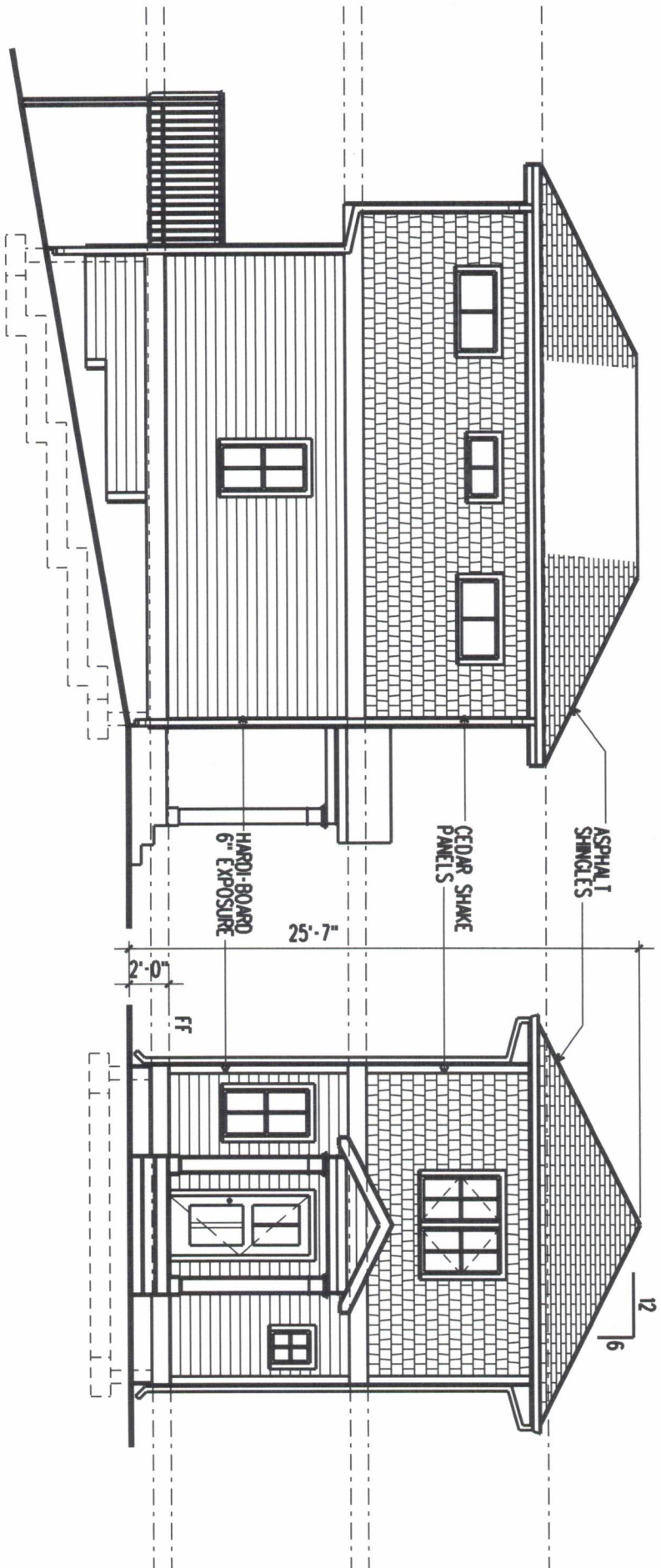
467 PROCTOR AVENUE - NORTH ELEVATION

1" = 8'-0"



467 PROCTOR AVENUE - EAST ELEVATION

1" = 8'-0"



467 PROCTOR AVENUE - SOUTH ELEVATION

1" = 8'-0"

467 PROCTOR AVENUE - FACADE/WEST ELEVATION

1" = 8'-0"

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0067 K, DATED 08/15/19

ZONING INFORMATION:

CLASSIFICATION: SCOTSDALE OVERLAY TIER II

SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 30 FEET

MIN. OFFSTREET PARKING - 2 SPACES

MIN. LOT SIZE - 5000 SF

MINIMUM LOT WIDTH - 50 FEET

MIN. HOUSE SIZE - 1000 SF

MAX. BUILDING HEIGHT - 32 FEET

MAX. LOT COVERAGE - 35%

LANDSCAPE STRIP - 5 FEET MIN.

SIDEWALK - 4 FEET FROM CURB MIN.

FRONT YARD TREES - 3.5" TREE EVERY 30 FEET

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
-O- = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
-W- = WATER LINE
-G- = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
WV = WATER VALVE
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT
ICV = IRRIGATION CONTROL VALVE
WM = WATER METER
GW = GUY WIRE
W.M. = WATER METER

24 HR CONTACT:

NEAL HIGHTOWER
614 VALLEY BROOK DRIVE
SCOTSDALE, GA. 30079
(404)985-6454
NEALHIGHTOWER@GMAIL.COM

OWNER:

JAILETTE PARTNERS LLC
2221D PEACHTREE ROAD
SUITE 220
ATLANTA, GA. 30309
(404)872-1031

PROPOSED LOT COVERAGE:

HOUSE = 388 sf.
DRIVE STRIPS = 66 sf.
WALK/STOOP = 60 sf.
REAR DECK = 118 sf.(PERVIOUS)
TOTAL = 514 sf.
LOT COVERAGE = 27.6%
PERVIOUS MATERIAL=6.32%

WATER QUALITY CALCULATIONS:

$RV = 0.05 + 0.009(27.6) = 0.2984$
 $WQv = \frac{(1.2)(0.2984)(1865)}{12} = 55.7 \text{ CF}$
STORAGE REQUIRED = 56 CF
INFILTRATION TRENCH TO BE UTILIZED
GRAVEL VOIDS: $56/0.4 = 140 \text{ CF}$
TRENCH DIMENSIONS: 6'd x 4'w x 6'L
GRAVEL VOLUME = 144 CF
STORAGE PROVIDED = 57.6 CF

ALL RUNOFF FROM ROOF DRAINS SHALL BE DIRECTED TO THE WATER QUALITY BMP
OVER FLOW FROM WATER QUALITY BMP SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

GENERAL NOTES:

- 1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- 2) 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.
- 3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 4) 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.
- 5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- 7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- 8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- 9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 11) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- 13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
- 14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
- 15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
- 16) I ROBERT W. RICHARDSON 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.

NO GRADED SLOPE SHALL EXCEED 3H:1V

ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

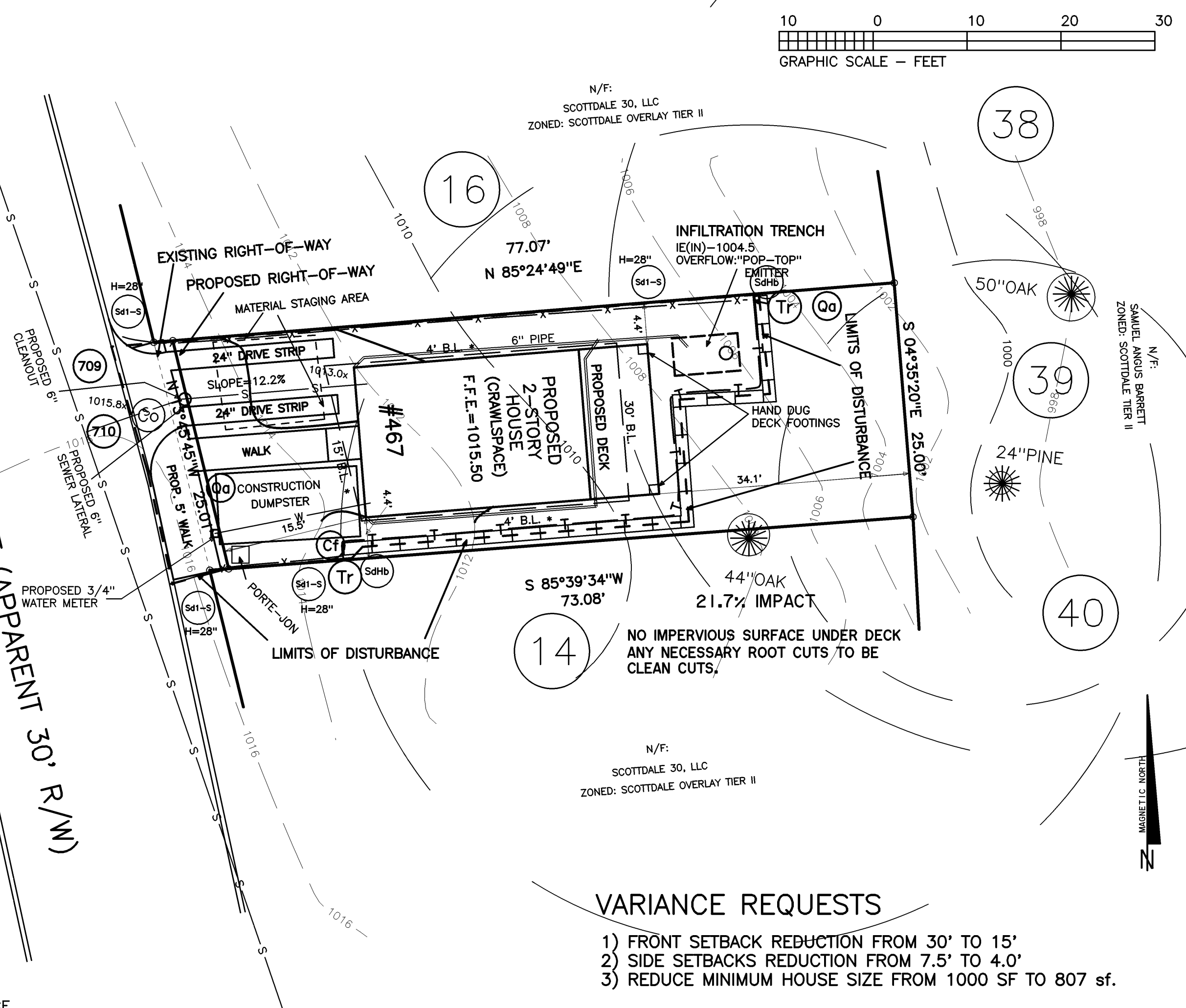
DISTURBED AREA = 1530 sf.
0.035 ACRES

LOT AREA:

1865 sf.
0.043 ACRES

AREA DOES NOT INCLUDE
AREA TO BE DEDICATED FOR
SIDEWALK INSTALLATION

PROCTOR AVENUE (APPARENT 30' R/W)



VARIANCE REQUESTS

- 1) FRONT SETBACK REDUCTION FROM 30' TO 15'
- 2) SIDE SETBACKS REDUCTION FROM 7.5' TO 4.0'
- 3) REDUCE MINIMUM HOUSE SIZE FROM 1000 SF TO 807 sf.

NO EXISTING TREES ON SITE

LANDSCAPE CALCULATIONS:

$120 \times 0.043 = 5.2 = 6"$ DBH REQUIRED
THREE 2.5" TREES TO BE PLANTED
 $15 \times 0.043 = 0.65$ UNITS REQUIRED
1.2 UNITS TO BE PLANTED
TWO FRONT YARD TREES TO BE PLANTED

TREE PLANTINGS:

- Qa - 2.5" WHITE OAK (2)
Cf - 2.5" FLOWERING DOGWOOD (1)

CUT/FILL VOLUMES:

FILL VOLUME = 16 CU YRDS
CUT VOLUME = 16 CU YRDS
- SITE TO BE BALANCED
- QUANTITIES ARE APPROXIMATE

FRONT YARD COVERAGE:

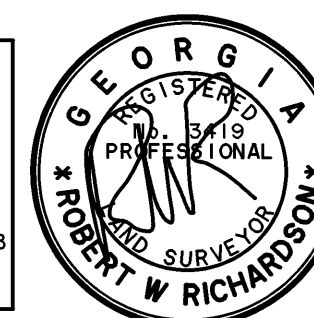
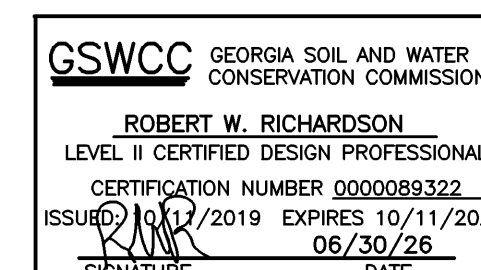
FRONT YARD AREA = 420 sf.
PAVED AREA = 126 sf.
FRONT YARD COVERAGE = 30.0%

Tr - 4' ORANGE MESH TREE-SAVE

SdHb - STAKED HAY BALES AS EROSION CONTROL

Co - CONSTRUCTION EXIT

Sd1-S - TYPE "S" SILT-FENCING



ALPHA LAND SERVICES	
P.O. BOX 1651	
LOGANVILLE, GA. 30052	
CONTACT: ROBERT RICHARDSON	
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM	
REVISION: 06/30/26	
REF. PLAT: PB. 15	P. 85

PAGE 2 OF 4	
SITE PLAN FOR:	
467 PROCTOR AVENUE	
TAX PARCEL #18-047-23-015	
LAND LOT: 47	LOT: 15 BLOCK:
DISTRICT: 18TH	SUB: MEADOW BROOK
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 12/24/24	AREA = 0.043 ACRES
PLAT DATE: 06/10/26	JOB No. 2630951