



City of Stone Mountain  
875 Main Street  
Stone Mountain, GA 30083

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## **STAFF ANALYSIS AND REPORT**

**OWNER/APPLICANT:** Kenny Bittick

**LOCATION:** 5224 W. Mountain Street  
(Parcel ID: 18 090 14 005)

**CURRENT ZONING/USE:** R-2: Traditional Residential

**PROPOSED ZONING/USE:** R-2: Traditional Residential

**REQUEST:** Variance from Section 5.2-7(A)(1) for relief from the requirement to develop a single-family dwelling with a two car garage or carport parking spaces.

**ZONING/ADJACENT LAND USE:**

North	R-2: Traditional Residential – Single-Family
South	R-2: Traditional Residential – Single-Family
West	R-2: Traditional Residential – Single-Family
East	R-2: Traditional Residential – Single-Family

**MEETING INFORMATION:**

Planning & Zoning Commission:	02/19/2024 – 6:30 P.M (deferred)
Planning & Zoning Commission:	03/18/2024 – 6:30 P.M.
Mayor & City Council 1 <sup>st</sup> Read:	04/16/2024 – 6:30 P.M.
Mayor & City Council Public Hearing:	05/07/2024 – 6:30 P.M.

**RECOMMENDATION:**

Staff recommends approval with conditions.

## **BACKGROUND:**

**April 16, 2024**

**To: City of Stone Mountain Mayor & City Council**

**From: Richard Edwards, Planner**

**Subject: The applicant is requesting variances from Section 5.2-7(A)(1) for relief from the requirement to develop a single-family dwelling with a two car garage or carport parking spaces.**

### **Background:**

The applicant received final plat approval from the City of Stone Mountain Planning Commission on January 22, 2024. The applicant has submitted the final plat to DeKalb County for recording and obtaining new parcel numbers. The new addresses will be 5224 West Mountain Street and 5232 West Mountain Street, once the plat is officially processed by DeKalb County.

The applicant is requesting to construct two new single-family homes without a two-car garage or carport. Based on a visual survey of the area, it appears that most of the older homes along West Mountain Street do not have garages or carports, but the newer homes do typically have an open carport or garage.

The three closest properties on the north side of West Mountain Street (5214, 5238, and 5246 West Mountain Street) do not have garages or carports. However, the property across the street at the intersection of West Mountain Street and VFW Drive (5243 West Mountain) does have a metal carport for a single vehicle.



**Analysis:** Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the variance request in accordance with the required review criteria.

**A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.**

There are not any extraordinary or exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

**B. The application of the zoning ordinance to the particular piece of property would create an unnecessary hardship.**

The strict application of the zoning ordinance would not create an unnecessary hardship.

**C. Such conditions are peculiar to the particular property involved.**

These conditions are not peculiar to this particular property.

**D. Such conditions are not the result of any actions of the property owner.**

This request is for new construction so this would create a condition as a result of the owner's desire to construct a "cottage style" development

**E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.**

It is not anticipated that the proposed use would cause detriment to the public good.

**Comprehensive Plan:**

The Comprehensive Plan calls for Single-Family Residential as the future land use designation. This land use type calls for single-family residential development. The needs assessment portion of the Comprehensive Plan does address the need for new housing options and the need for affordable and equitable development.

This property also falls within the Traditional Residential Character Area within the Comprehensive Plan. This character area calls for primary land uses that include single-family detached residences, town houses, and park and recreation space. It also includes development of new single-family homes on ¼ acre lots or less. Further, it recommends promoting new single-family residential development with historic character.

**Recommendation:**

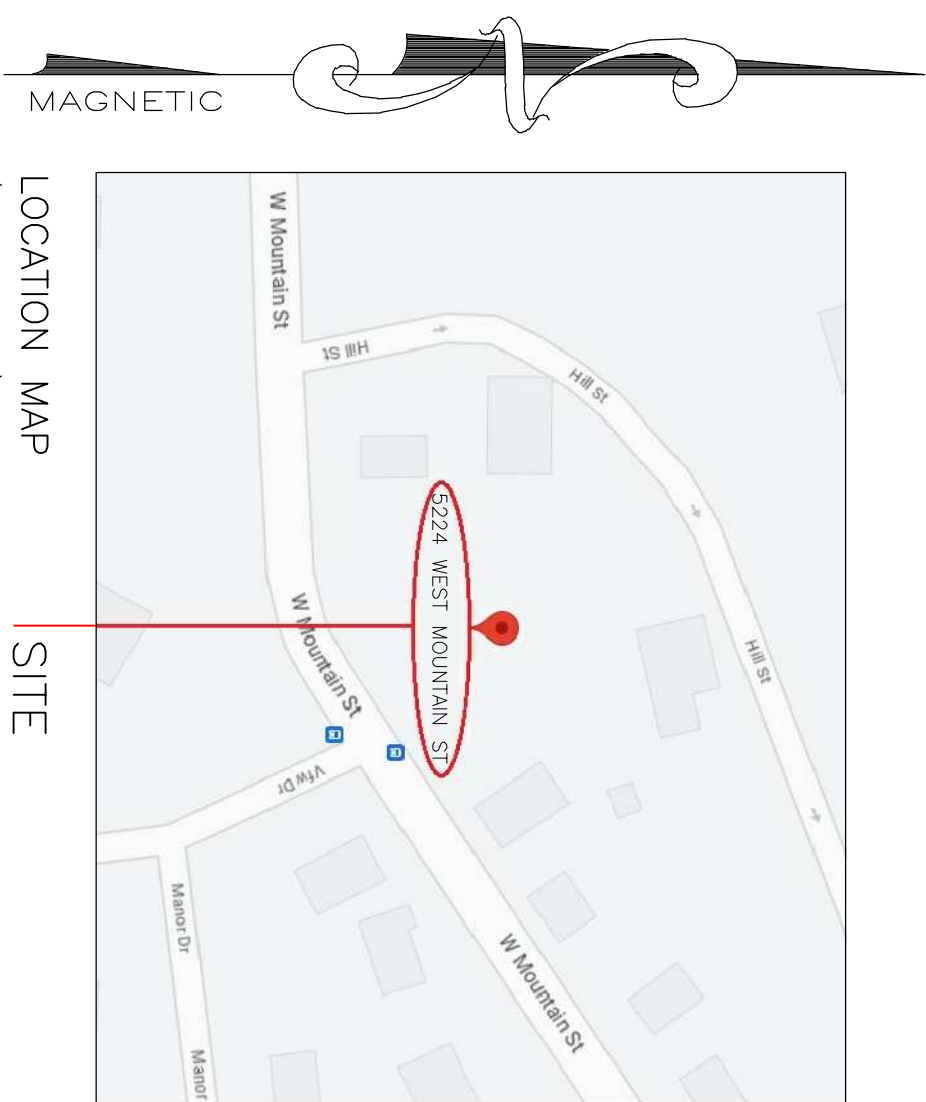
Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria and recommends APPROVAL of the variance request from Section 5.2-7(A)(1) to not develop a single-family dwelling with a two garage or carport parking spaces with the following condition:

1. The development shall be substantially in compliance with the site plan dated January 19, 2024.
2. The square footage of the home shall not be less than 728 square feet.
3. Short-term rentals shall be prohibited for both lots.
4. All parking shall be located in the side or rear yards.

On March 18, 2024, the Planning Commission recommended **APPROVAL** of the variance request from Section 5.2-7(A)(1) with the following conditions:

1. The development shall be substantially in compliance with the site plan dated January 19, 2024.
2. The square footage of the home shall not be less than 728 square feet.
3. Short-term rentals shall be prohibited for both lots.
4. All parking shall be located in the side or rear yards.
5. A one car garage or carport shall be required.





Σ LOCATION MAP  
(NOT TO SCALE)  
SITE  
FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SADD PARCEL MAP ID NUMBER 130899C0091K. EFFECTIVE DATE: 12/8/2016.

ZONE: X

NO STATE WATERS EXIST WITHIN 200 FEET.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAY 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 EXCEPTED. THIS PLAY IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.
4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

## SURVEY NOTES:

1. STORM SEWER, SEWERY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

## COVER PAGE

LOT

SUBDIVISION

LAND LOT 90

DEKALB COUNTY, GEORGIA

FIELD WORK DATE SEPT 25, 2003

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THE DATE UPON WHICH THIS PLAN IS BASED WAS A CORNER OF 1 FOOT IN 30.000 FEET, AN ANGLE ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MEASUREMENT WAS CALCULATED FROM A POINT TO BE ADJUSTED TO 1 FOOT IN 100.000 FEET, AN ANGLE ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MEASUREMENT WAS CALCULATED FROM A POINT TO BE ADJUSTED TO 1 FOOT IN 100.000 FEET, AN ANGLE ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MEASUREMENT WAS CALCULATED FROM A POINT TO BE ADJUSTED TO 1 FOOT IN 100.000 FEET, AN ANGLE ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MEASUREMENT WAS CALCULATED FROM A POINT TO BE ADJUSTED TO 1 FOOT IN 100.000 FEET, AN ANGLE ERROR OF 06 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

MC

COORD #20231616

DWM #20231616 SITE PLAN

18TH DISTRICT

PRJ.72/P.6.116

DB.2765/P.65.253

PRINTED/ SIGNED JAN. 19, 2024

PAPER SIZE: 18" x 24"

PROPERTY ADDRESS:

5224 WEST MOUNTAIN STREET

STONE MOUNTAIN, GA 30083

24.10X06 PLOTITE

ATLANTA, GA 30324

FA 404-601-0941

INCORPORATED 04/25/2003

SITE PLAN PREPARED FOR:

# JOHN MURRAY

SHEET 1 OF 3

RELEASE FOR CONSTRUCTION

JOHN MURRAY

PROPERTY IS ZONED R-2  
CITY OF STONE MOUNTAIN  
BUILDING SETBACKS:  
FRONT 10'  
SIDE 10'  
REAR 30'  
MAX LOT COVERAGE 40%  
MAX BUILDING HEIGHT 30'

**ZONING NOTE:**

PROPERTY IS ZONED R-22  
CITY OF STONE MOUNTAIN  
BUILDING SETBACKS:  
FRONT 10'  
SIDE 10'  
REAR 30'  
MAX LOT COVERAGE 40%  
MAX BUILDING HEIGHT 30'

**ZONING NOTE:**

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

UNDISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 02/09/2024

ESTIMATED COMPLETION DATE: 08/09/2024

TYPE OF EROSION CONTROL MEASURES: AN

CONCURRENCE WITH LAND-DISTURBING ACTIVITIES: CONCURRENT

DIRT STATEMENT

ANTICIPATED STARTING DATE: 02/09/2024  
ANTICIPATED COMPLETION DATE: 08/09/2024  
THE INSTALLATION OF EROSION AND  
SEDIMENTATION CONTROL MEASURES AND  
PRACTICES SHALL OCCUR PRIOR TO C  
CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

## DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 20  
TOTAL OF GROSS CUBIC YARDS OF FILL: 10  
EXCESS OF SOIL TO BE HAULED OFF.

\* LINE INDICATORS \*

INDICATES SANITARY SEWER LINE  
INDICATES POWER LINE  
INDICATES WATER LINE  
INDICATES GAS LINE  
INDICATES FENCE LINE  
INDICATES DRAINAGE LINE  
INDICATES EASEMENT  
INDICATES STRUCTURAL ROOT PLANE

THE PLACEMENT OF  
PARKING OF AUTOMOBILES  
THE RIGHT-OF-WAY.

## \* SYMBOLS \*

[illegible]

SPECIAL SITE PLAN NOTES:

1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR 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. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
7. NO GRADED SLOPES SHALL EXCEED 3H : 1V.
8. 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 PRIOR TO FOOTERS BEING POURED.
9. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
10. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
11. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCES AND MAINTAINED DURING FINAL LANDSCAPING.
12. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED AS NEEDED.
13. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
15. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
16. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
17. ALL COLLECTED WATER SHALL BE DIRECTED TO WATER QUALITY BMP(S).
18. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
19. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY – FRIDAY 7:00AM – 7:00PM  
SATURDAY 8:00AM – 5:00PM
20. I, **EUGENE STEPANOV**, 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.

\_\_\_\_\_

## Developer info:

# Gilberto Retis

# Able Quality Construction

**1080 Realm Lane**

**Lawrenceville, GA 30043**

## Owner Info:

# John G Murray

**1162 Chadwick Lake Drive**

**Lawrenceville, GA 30043**

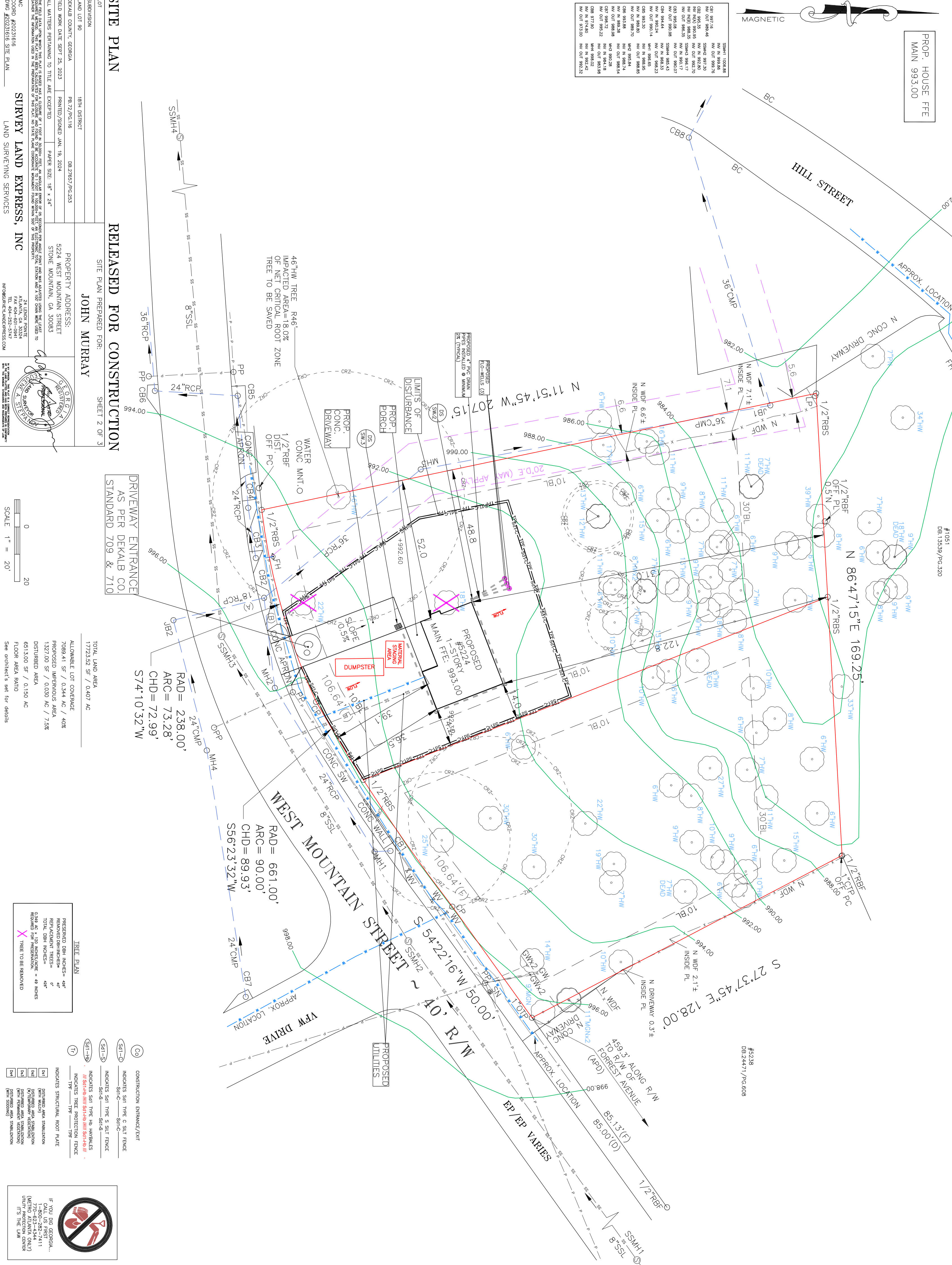
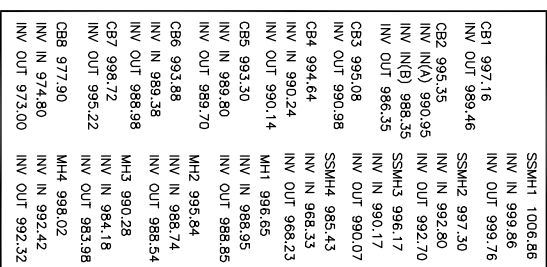


IF YOU DIG GEORGIA...  
CALL US FIRST  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITY PROTECTION CENTER  
IT'S THE LAW



PROP. HOUSE FFE  
MAIN 993.00

MAGNETIC

[illegible]

ALLOWABLE LOT COVERAGE	1172.02 SF / 0.70 AC
7089.41 SF / 0.34 AC / 40.00%	
PROPOSED IMPERVIOUS AREA	
1372.00 SF / 0.030 AC / 7.00%	
DISTURBED AREA	
6513.00 SF / 0.150 AC	
FLOOR AREA RATIO	
See architect's set for details	

**TREE PLAN**

PRESERVED DBH INCHES = 426"  
 REMOVED DBH INCHES = 40"  
 REPLACEMENT TREES = 0"  
 TOTAL DBH INCHES = 426"

0.349 AC x 120 INCHES/ACRE = 41.9 INCHES  
 REQUIRED FOR PRESERVATION.

**X TREE TO BE REMOVED**

**T<sub>r</sub>**

INDICATES TREE PROTECTION FENCE  
\_\_\_\_ TPF \_\_\_\_\_ TPF \_\_\_\_\_ TPF

INDICATES STRUCTURAL ROOT PLATE

DISTURBED AREA STABILIZATION  
(WITH MULCH)

DISTURBED AREA STABILIZATION  
(W/TWO-ROW VEGETATION)

DISTURBED AREA STABILIZATION  
(WITH PERENNIAL VEGETATION)

DISTURBED AREA STABILIZATION  
(WITH SODDING)

D01
D02
D03
D04

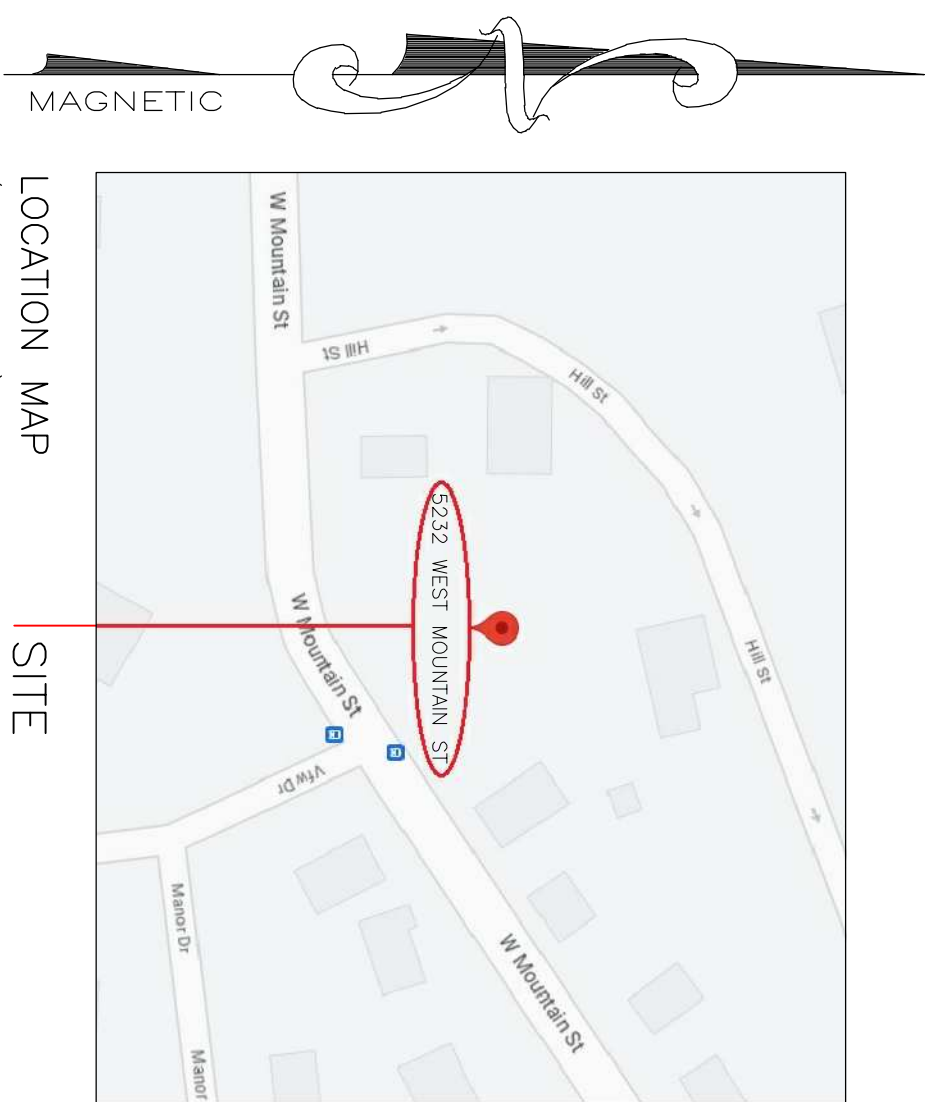


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PROPERTY IS ZONED R-2  
CITY OF STONE MOUNTAIN  
BUILDING SETBACKS:

FRONT 10'  
SIDE 10'  
REAR 30'  
MAX LOT COVERAGE 40%  
MAX BUILDING HEIGHT 30'

**ZONING NOTE:**

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

DIRI SIALEMENI

TOTAL OF GROSS CUBIC YARDS OF CUT: 20  
TOTAL OF GROSS CUBIC YARDS OF FILL: 10  
EXCESS OF SOIL TO BE HAULED OFF.

## DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 02/09/2024  
ANTICIPATED COMPLETION DATE: 08/09/2024  
THE INSTALLATION OF EROSION AND  
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CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

Σ LOCATION MAP SITE

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SADD PARCEL MAP ID NUMBER 130899C0091K. EFFECTIVE DATE: 12/8/2016.

ZONE: X

NO STATE WATERS EXIST WITHIN 200 FEET.

THE FLOOD INFORMATION THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

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4. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

## SURVEY NOTES:

1. STORM, SEWER, SANITARY SEWER, AND OTHER BURIED UTILITIES, MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
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## COVER PAGE

LOT		SITE PLAN PREPARED FOR:	
SUBDIVISION		JOHN MURRAY	
LAND LOT 90		5232 WEST MOUNTAIN STREET	
DEKALB COUNTY, GEORGIA		STONE MOUNTAIN, GA 30083	
FIELD WORK DATE SEPT 25, 2003		PROPERTY ADDRESS:	
PB.72/P.6-116		5232 WEST MOUNTAIN STREET	
DB.2765/P.6.253		STONE MOUNTAIN, GA 30083	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"	
PRINTED/SIGNED JAN. 19, 2004			

THE DATE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGLE ERROR OF 06 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MEANING BEING CALCULATED FOR A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGLE ERROR OF 10 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE MEANING BEING CALCULATED FOR A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGLE ERROR OF 10 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE MEANING BEING CALCULATED FOR A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGLE ERROR OF 10 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE MEANING BEING CALCULATED FOR A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGLE ERROR OF 10 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

24. LENOX DRIVE  
ATLANTA, GA 30324  
FAX 404-601-0941

INCORPORATED 06/25/95  
REGISTERED 06/25/95

24. LENOX DRIVE  
ATLANTA, GA 30324  
FAX 404-601-0941

INCORPORATED 06/25/95  
REGISTERED 06/25/95

RELEASE FOR CONSTRUCTION

JOHN MURRAY



## 24 HOUR CONTACT:

**Kenny Bittick**  
**(478) 225-7319**  
**kennybittick1@gmail.com**

## GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000.0 FEET, A ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000.0 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF THIS SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER PERMITS OR AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
11. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
12. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON-SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
14. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.
5. TOTAL SQUARE FOOTAGE OF THE LOT IS 15001.57 SF.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO MEAN SEA LEVEL

\* LINE INDICATORS \*

INDICATES SANITARY SEWER LINE  
— P — P — P — P —  
INDICATES POWER LINE  
— P — P — P — P —  
INDICATES WATER LINE  
— P — P — P — P —  
INDICATES GAS LINE  
— P — P — P — P —  
INDICATES FENCE LINE  
— P — P — P — P —  
INDICATES DRAINAGE LINE  
— P — P — P — P —  
INDICATES EASEMENT  
— P — P — P — P —  
INDICATES STRUCTURAL ROOT PLATE  
— P — P — P — P —

## PARKING OF AUTOMOBILES THE RIGHT-OF-WAY.

## \* SYMBOLS \*

	ELECTRIC PANEL/METER
	WATER METER
	AIR CONDITIONER
	GAS METER
	WATER VALVE
	SANITARY SEWER MANHOLE
	STORM MANHOLE
	TRAFFIC/INFO SIGN
	GAS MARKER
	LAMP POST
	FIRE HYDRANT
	DRAINAGE INLET

RS AND THE  
PROHIBITED IN

### SPECIAL SITE PLAN NOTES:

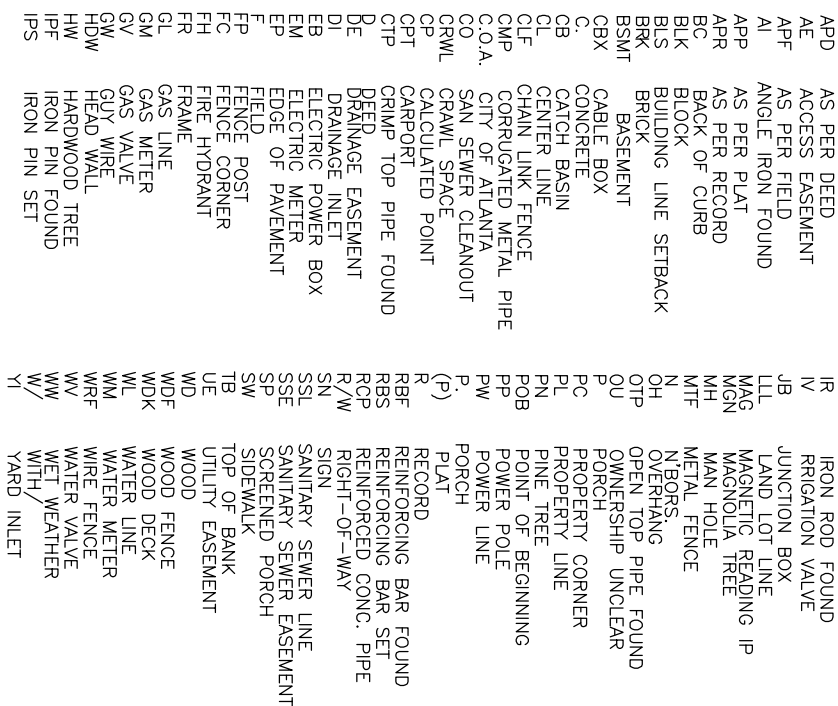
1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION. DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
7. NO GRADED SLOPES SHALL EXCEED 3H : 1V.
8. 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 PRIOR TO FOOTINGS BEING POURED.
9. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
10. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
11. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCES AND MAINTAINED DURING FINAL LANDSCAPING.
12. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED AS NEEDED.
13. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
15. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
16. WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
17. ALL COLLECTED WATER SHALL BE DIRECTED TO WATER QUALITY BMP(S).
18. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
19. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY – FRIDAY 7:00AM – 7:00PM  
SATURDAY 8:00AM – 5:00PM
20. I, **EUGENE STEPANOV**, 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.

## Developer info:

**Gilberto Retis**  
**Able Quality Construction**  
**1080 Realm Lane**  
**Lawrenceville, GA 30043**

## Owner Info:

**John G Murray**  
1162 Chadwick Lake Drive  
Lawrenceville, GA 30043



IF YOU DIG GEORGIA...  
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770-623-4344  
(METRO ATLANTA ONLY)  
UTILITY PROTECTION CENTER  
IT'S THE LAW











**CITY OF STONE MOUNTAIN**  
**APPLICATION FOR VARIANCE(S)**

APPLICANT'S NAME: Kenny Bittich  
APPLICANT'S ADDRESS: 110 Lake Top Ct  
CITY: Roswell STATE: GA ZIP: 30076  
HOME #:        OFFICE #:        CELL #: 478-225-719  
EMAIL ADDRESS: Kennybittich1@gmail.com  
ADDRESS OF PARCEL FOR VARIANCE(S): 5224 + 5232 West Mountain Street  
CITY: Stone Mtn STATE: GA ZIP: 30083  
CURRENT ZONING CLASSIFICATION: R2 PROPOSED ZONING CLASSIFICATION: R2  
LAND USE CLASSIFICATION AS SHOWN ON THE FUTURE DEVELOPMENT MAP:

Residential - single family home  
[Signature] 12/1/2023  
SIGNATURE OF APPLICANT DATE

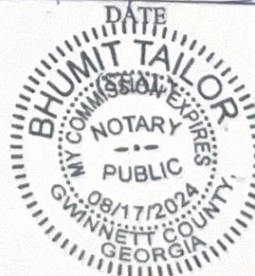
THE INFORMATION BELOW MUST BE COMPLETED IF THE OWNER(S) OF THE PROPERTY IS DIFFERENT FROM THE APPLICANT. THE PROPERTY OWNER'S SIGNATURE BELOW AUTHORIZES THE APPLICANT TO APPLY FOR A VARIANCE(S) AS INDICATED ABOVE. IF THE PROPERTY HAS MORE THAN ONE OWNER, THE NOTARIZED SIGNATURE OF ALL PROPERTY OWNERS SHALL BE REQUIRED (USE PAGE 3 FOR ADDITIONAL SIGNATURES)

PROPERTY OWNER'S NAME: John MURRAY  
ADDRESS: 1162 Chadwick Lake Dr  
CITY: Lawrenceville STATE: GA ZIP: 30043  
HOME #:        BUSINESS #:        CELL #: 770-335-3367  
EMAIL ADDRESS: john.ATL.MURRAY@gmail.com

[Signature] 12/1/2023  
SIGNATURE OF PROPERTY OWNER DATE

[Signature] 12/01/2023  
SIGNATURE OF NOTARY DATE

08/17/2024  
COMMISSION EXPIRES





**Variance for 5224 and 5232 West Mountain Street**

We are seeking to build a 2bd/ 1bath cottage on each lot. We are seeking a variance for the minimum sqft build size and for the carport/garage space. The city code says a new construction must be 1500 sqft minimum but our cottage will be 780sqft. We will also be requesting a variance as city code says a new construction must have a 2 car carport/garage. We are wanting to keep the look consistent with the neighbors and only have driveway parking.