



City Council Staff Report

Meeting Date: May 7th, 2024

Item: Applicant Kenny Bittick requests a 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 at 5224 West Mountain Street and 5232 West Mountain Street.

Department: Planning & Zoning

Fiscal Impact: N/A

Presented By: City Planner Edwards

Action Requested: Staff recommends approval with conditions.

Summary:

The applicant is requesting relief from the requirement to construct a two car garage or carport with the development of a new single-family dwelling in the Traditional Residential (R-2) zoning district.

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:

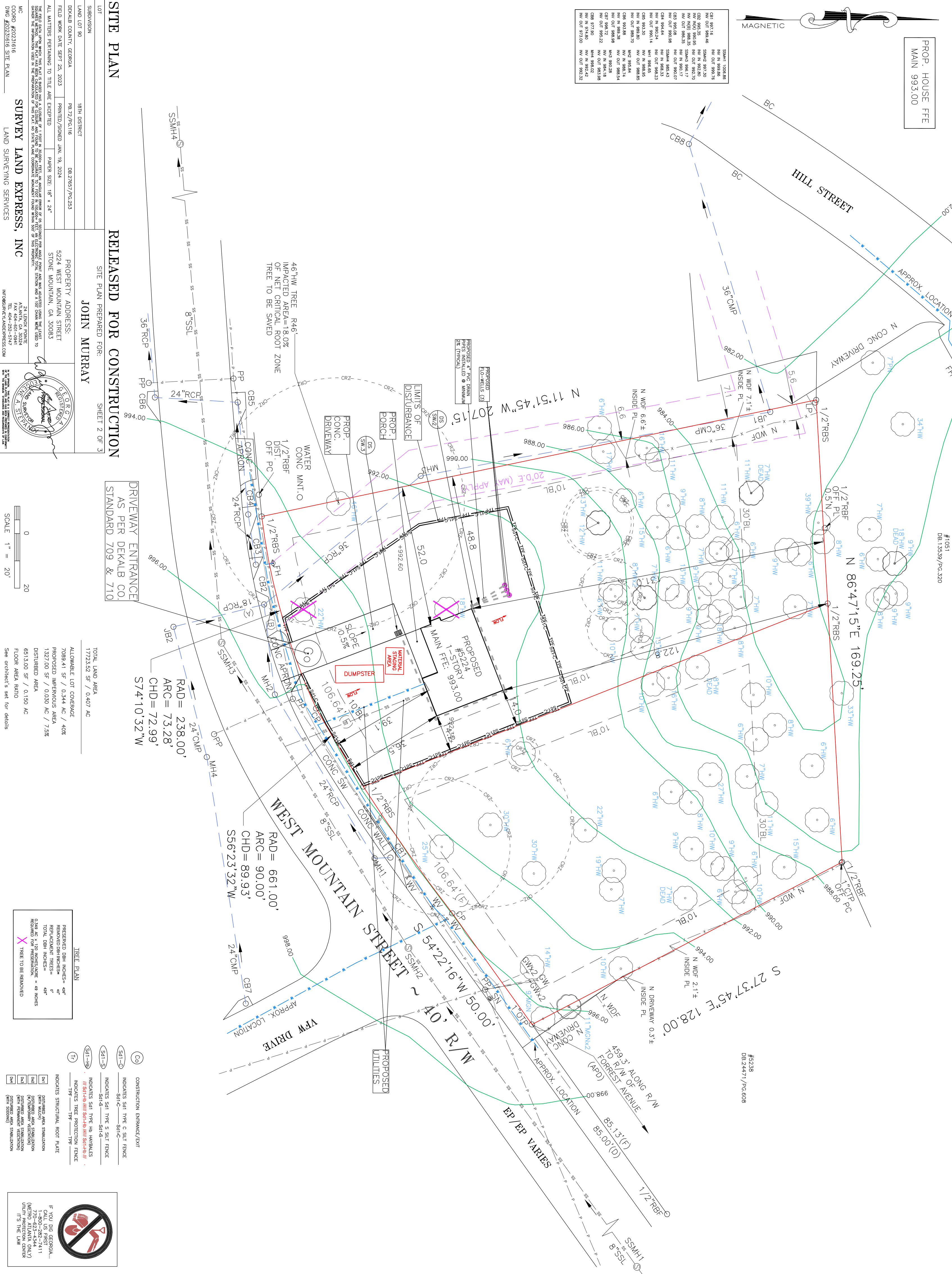
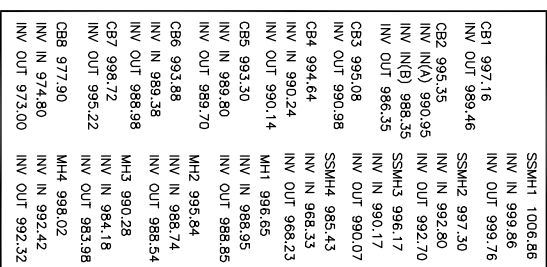
1. The development shall be substantially in compliance with the site plan dated January 19, 2024.
2. The square footage of the home shall not be less than 728 square feet.
3. Short-term rentals shall be prohibited for both lots.
4. All parking shall be located in the side or rear yards.
5. A one car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

Fiscal Impact: N/A

Attachments/Exhibits: (1) Site Plan (2) Variance Application (3) Applicant Statement
(4) Applicant presentation

PROP. HOUSE FFE
MAIN 993.00

MAGNETIC

[illegible]

NDS Flo-Well Calculator

Step 1:

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

1327

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

0

Step 2:

Choose the Coefficient of Runoff for Area 1: **1.0 (Concrete/Asphalt)**

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

Step 3:

Choose the 25 Year Rainfall: (See rainfall map) **2.25** in/hr

Step 4:

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

(Dimension A) **3** ft

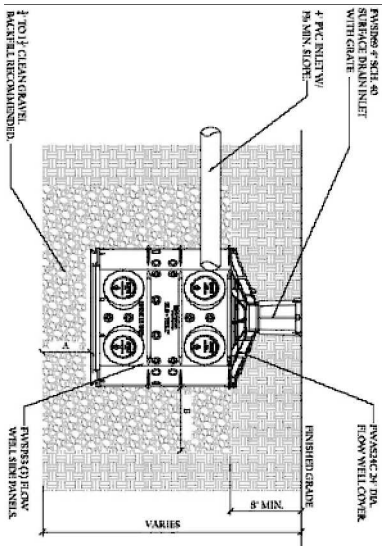
Step 5:

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

(Dimension B) **2** ft

Runoff	31.03 GPM 0.07 CFS
Volume of water to be stored	930.90 Gallons 124.45 Cubic feet

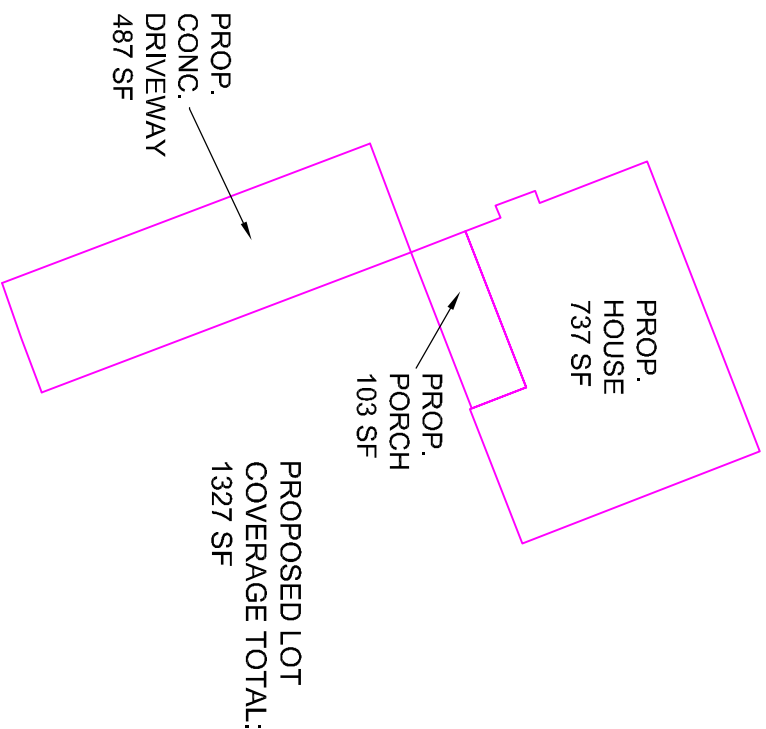
# of Flo-Well(s) Needed	3
Amount of Gravel Needed	9.84 Cubic yards 265.68 Cubic feet



GSMW WATER QUALITY CALCULATIONS:

$RRV = 0.05 + 0.009 \times (I)$
 $(I(h\%) = 1327.00 \text{ (SF)} / 1773.52 \text{ (SF)}) = 7.5\%$
 $RRV = 0.1175$
 $WCW = (1.28 \times RRV) / 12 = 1.20 / 1175 / 1773.52 / 12 = 208.25 \text{ (CF)}$
3 FLOW-CELLS PROVIDE 265.68 (CF)

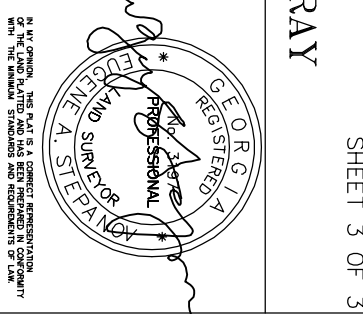
LOT COVERAGE DETAIL



MISC. BMP DETAILS

LOT	SITE PLAN PREPARED FOR: JOHN MURRAY	
SUBDIVISION		
LAND LOT 90	18TH DISTRICT	
DEKALB COUNTY, GEORGIA	PG. 72/PG. 116	DB. 27657/PG. 253
FIELD WORK DATE SEPT 25, 2023	PRINTED/SIGNED JAN. 19, 2024	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"	
PROPERTY ADDRESS: 5224 WEST MOUNTAIN STREET STONE MOUNTAIN, GA 30083		
24 LENOX POINTE ATLANTA, GA 30328 TEL. 404-252-5747 FAX 404-601-1941 INFO@SURVEY.LANDPRESS.COM		
SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES		

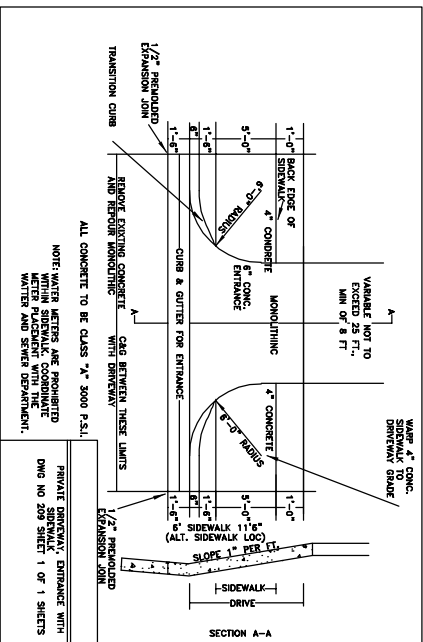
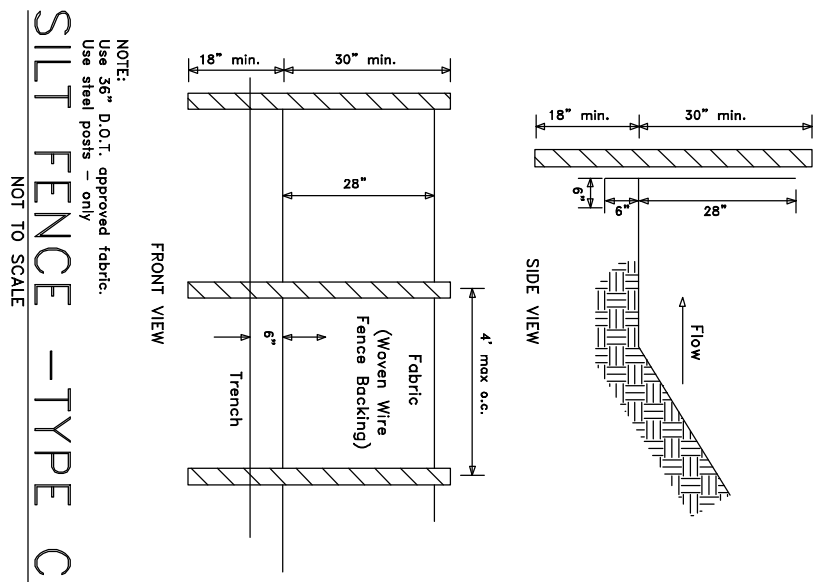
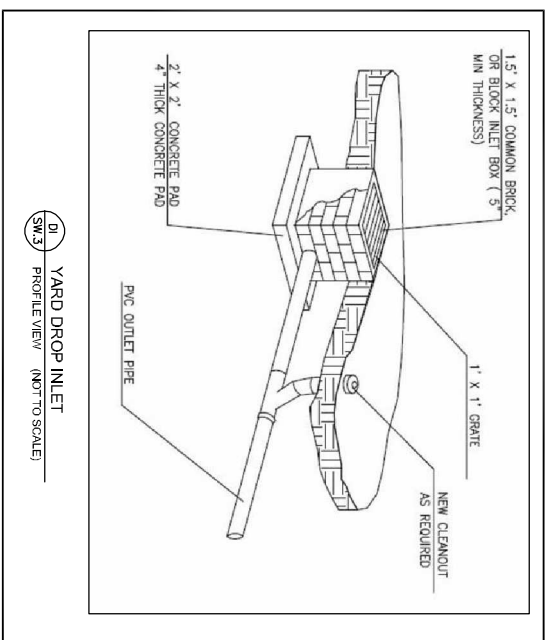
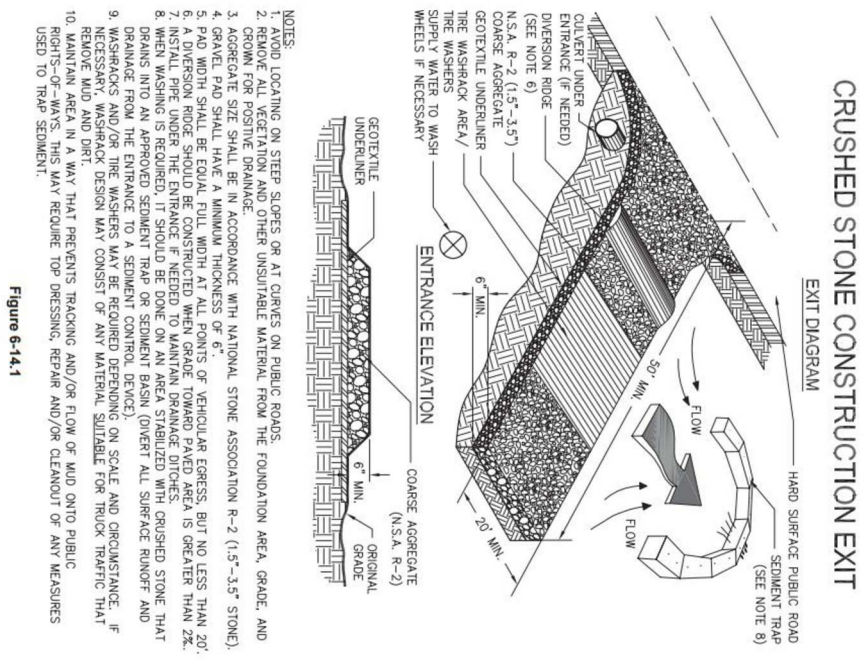
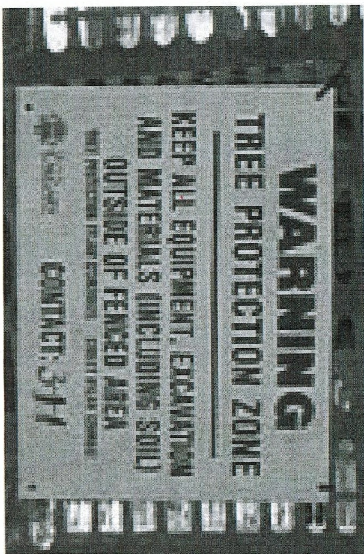
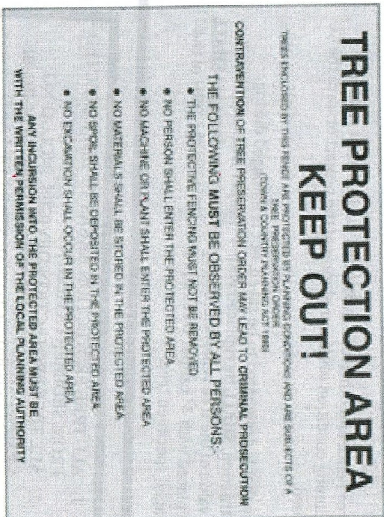
RELEASED FOR CONSTRUCTION



1. No one **SHALL** encroach, place solvents, building, machinery, building debris or any other material within 6' outside the periphery of the **CRZ** or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.
2. All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
3. A tree that is designated to be saved, but is damaged during construction, **SHALL** be replaced with 4" caliper trees equal to the unit value of the tree removed. Any specimen tree damaged **SHALL** be replaced with 4" caliper trees equal to 1.5 times the DBH of the damaged specimen tree.

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

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



TREE REPLACEMENT PLAN

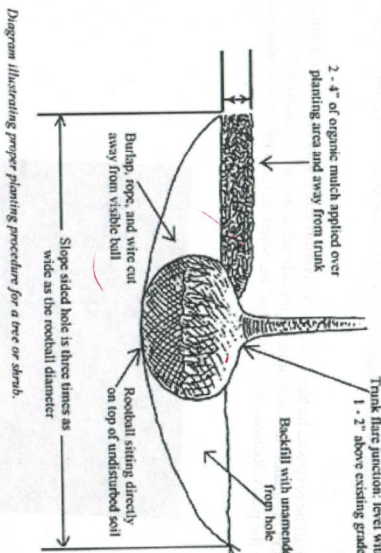
The **TRP** shall include planting schedules with botanical and common tree names, quantity, size, spacing, and any special planting notes. Trees used for credit on the **TRP** must be chosen from the County's approved tree list. At least 50% of replacement trees must be overstory trees. No more than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

Tree relocation and credit for existing tree replacement units will be granted to trees relocated on site. Tree relocation is subject to approval of the CA. Existing trees $\geq 7"$ DBH and $\leq 7.9"$ may be used for credit on the tree replacement plan.

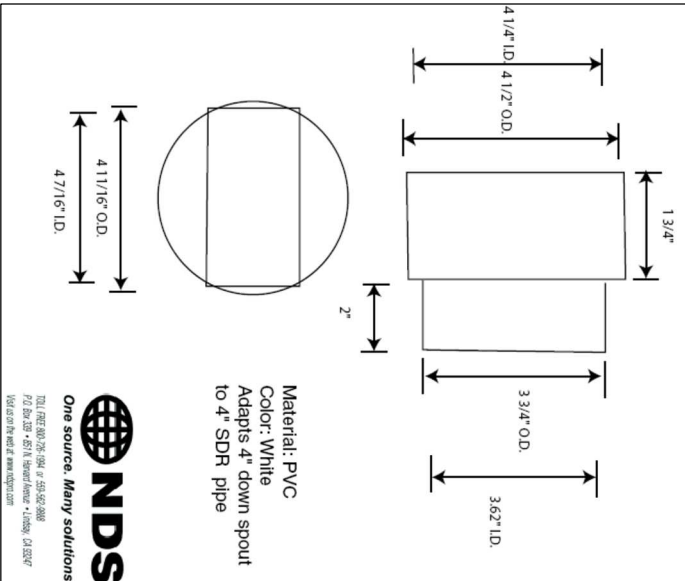
Unless otherwise approved by the CA, trees selected for replanting must meet the minimum standards as provided in the American Standard for Nursery Stock (ANSI Z60.1) and must be on the County's tree species selection list. Trees selected must be free of injury, pests, diseases, nutritional disorders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

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

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



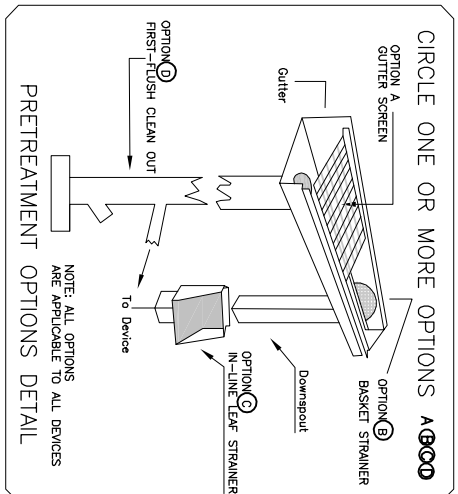
9P06 Downspout Adapter

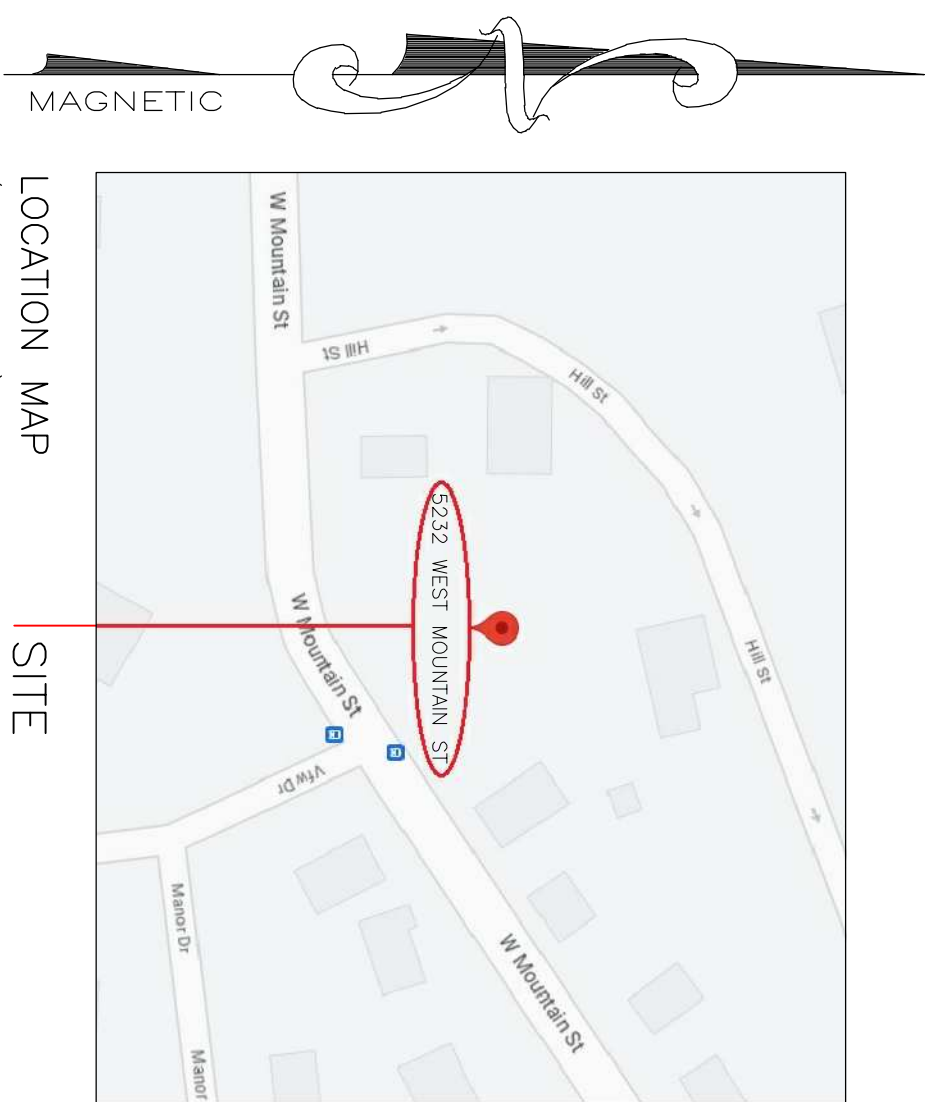


BMP W.O. DEVICE

NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

CIRCLED ITEMS ARE 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 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 RECORABLE. 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

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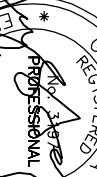
RELEASE FOR CONSTRUCTION

JOHN MURRAY

PROPERTY ADDRESS:
MOUNTAIN STREET
MINNETONKA, CA 30083

AS ORDERED FROM THE LAST
AND A 100 DOWN HERE USED TO

24 LAVOR MONTE
ALTA, CA 90274
FAX 404-601-0841
TEL 404-601-0841
WWW.MOUNTAIN-PROPERTY.COM



NOTICE: THE STATE BAR OF GEORGIA IS A VOLUNTARY ASSOCIATION OF ATTORNEYS. IT IS NOT A BAR OF ATTORNEYS. THE STATE BAR OF GEORGIA DOES NOT GUARANTEE THE QUALITY OF THE SERVICES OF ITS MEMBERS. THE STATE BAR OF GEORGIA DOES NOT GUARANTEE THE QUALITY OF THE SERVICES OF ITS MEMBERS. THE STATE BAR OF GEORGIA DOES NOT GUARANTEE THE QUALITY OF THE SERVICES OF ITS MEMBERS.

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 SIAIEMENI

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
SEDIMENTATION CONTROL MEASURES AND
PRACTICES SHALL OCCUR PRIOR TO OR
CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000+ FEET. AN 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+ 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 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 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 CREEKS, 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.

24 HOUR CONTACT:

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

* LINE INDICATORS *

SS SS SS SS

INDICATES SANITARY SEWER LINE

P P P P

INDICATES POWER LINE

INDICATES WATER LINE

INDICATES GAS LINE

INDICATES FENCE LINE

INDICATES DRAINAGE LINE











INDICATES EASEMENT

INDICATES STRUCTURAL ROOT PLATE

THE PLACEMENT OF DRAINAGE
PARKING OF AUTOMOBIL
THE RIGHT-OF-WAY.

THE RIGHT-OF-WAY.

* SYMBOLS *

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

SPECIAL SITE PLAN NOTES:

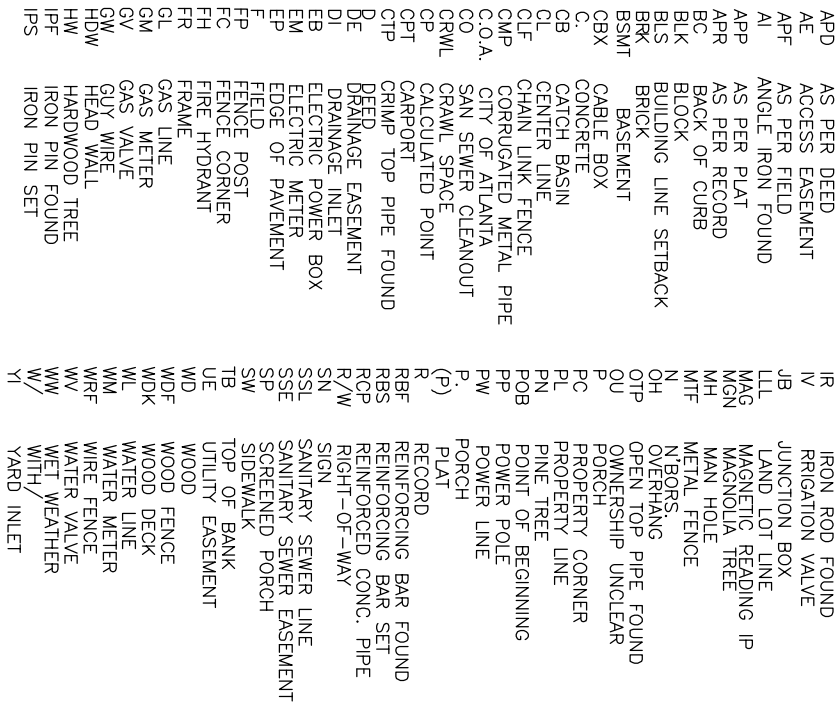
1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION 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 LAWS 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 Reis
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

NDS Flo-Well Calculator

Step 1:

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

1116

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

0

Step 2:

Choose the Coefficient of Runoff for Area 1: 1.0 (increased) v

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

Step 3:

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

Step 4:

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

Dimension A) 3 ft

Step 5:

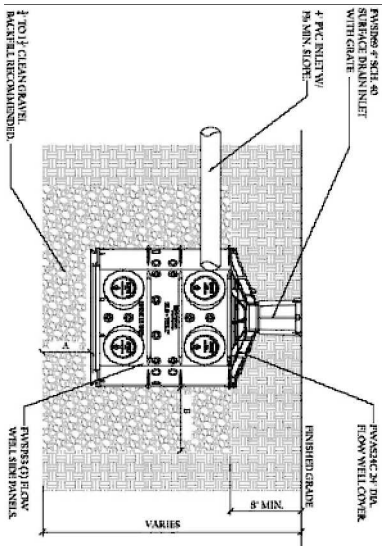
Enter the thickness of the gravel bedfill around the Flo-Well:

Dimension B) 2 ft

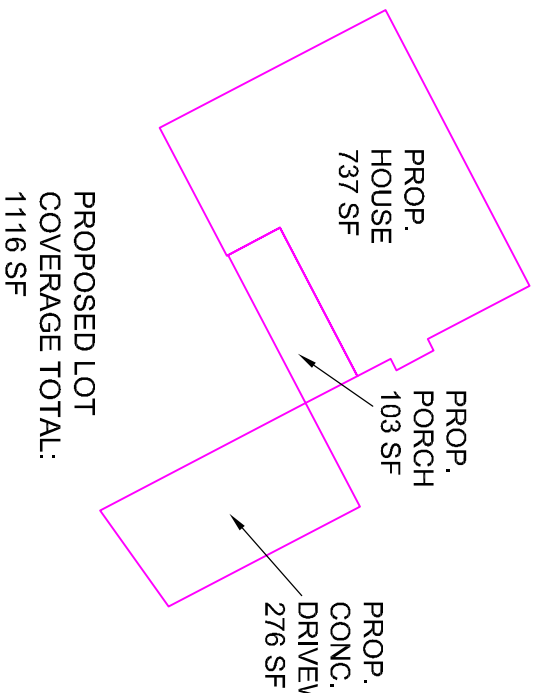
GSMW WATER QUALITY CALCULATIONS:

RRV = 0.05 + 0.009x(I)
(I)(%) = 1116.00 (SF)/15001.57 (SF) = 7.4%
RRV = 0.1116
WQV = (1.2RRVxV)/12 = 1.2(0.1116)(15001.57)/12 = 167.42 (CF)
3 FLO-CELLS PROVIDE 205.47 (CF)

Runoff	26.1 GPM 0.06 CFS
Volume of water to be stored	783.00 Gallons 104.45 Cubic feet
# of Flo-Cells Needed	3
Amount of Gravel Needed	7.61 Cubic yards 206.47 Cubic feet



LOT COVERAGE
DETAIL



MISC. BMP DETAILS

RELEASED FOR CONSTRUCTION

SITE PLAN PREPARED FOR:

JOHN MURRAY

SHEET 3 OF 3

LOT	
SUBDIVISION	
LAND LOT 90	18TH DISTRICT
DEKALB COUNTY, GEORGIA	PB.72/PC.116 DB.27657/PC.253
FIELD WORK DATE SEPT 25, 2023	PRINTED/SIGNED JAN. 19, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"
PROPERTY ADDRESS:	5233 WEST MOUNTAIN STREET STONE MOUNTAIN, GA 30083
DATE OF THIS PLAN: THIS PLAN IS EXPIRED 180 DAYS AFTER THE DATE OF THE LAST REVISION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE LATEST REVISION OF THIS PLAN. NO STATE PLANE COORDINATE MONITOR FOUND WITHIN 500' OF THIS PROPERTY.	24 LEXIA, PONTIAC, MI 48341 TEL: 404-252-5747 FAX: 404-601-0941 INFO@SURVEYLANDEXPRESS.COM

SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES

24 LEXIA, PONTIAC, MI 48341
TEL: 404-252-5747
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1. No one **SHALL** encroach, place solvents, building, machinery, building debris or any other material within 6' outside the periphery of the **CRZ** or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.

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

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

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

2. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.

3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.

4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).

5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

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

**TREE PROTECTION AREA
KEEP OUT!**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- NO PERSON SHALL ENTER THE PROTECTED AREA.
- NO MACHINE SHALL ENTER THE PROTECTED AREA.
- NO MATERIAL SHALL BE STORED IN THE PROTECTED AREA.
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA.
- ANY REMOVAL AND/OR THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL COUNCILMAN'S AUTHORITY.

WARNING

TREE PROTECTION ZONE

KEEP ALL EQUIPMENT, EXCAVATION AND MATERIALS INCLUDING SOIL OUTSIDE OF FENCED AREA

CONTACT: 311

TREE REPLACEMENT PLAN

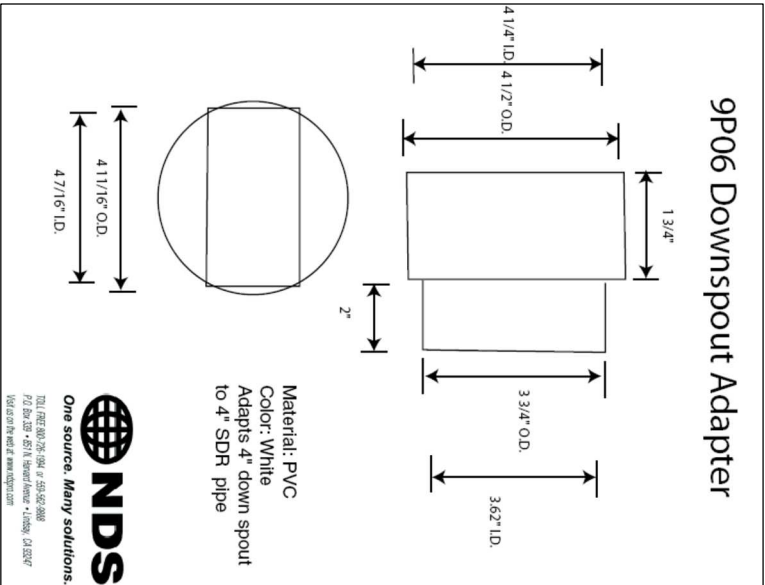
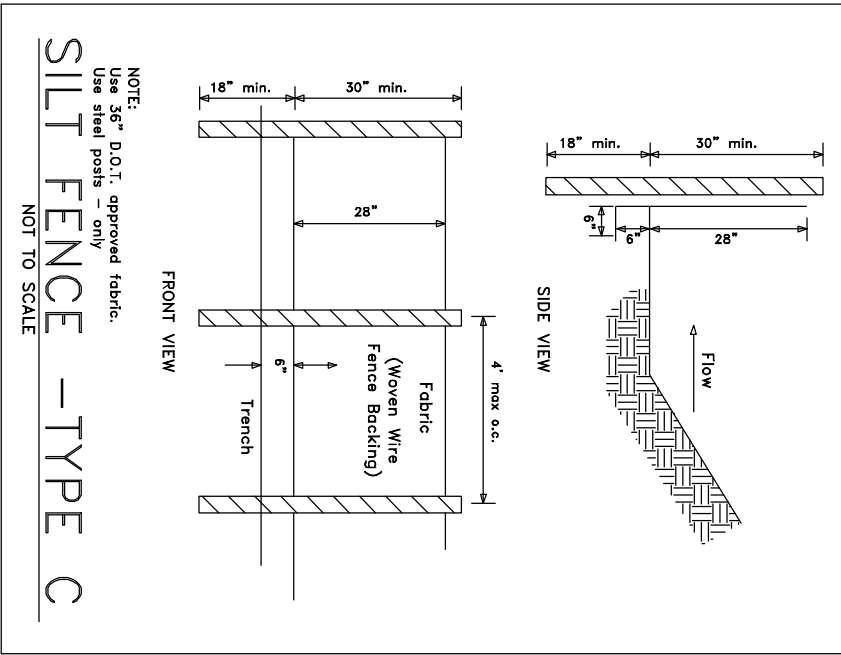
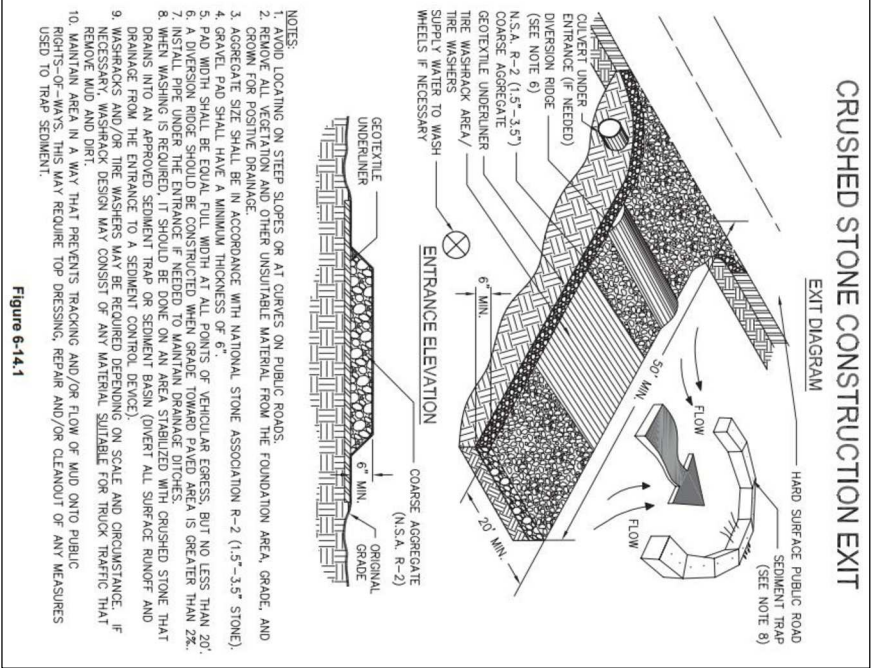
The **TRP** shall include planting schedules with botanical and common tree names, quantity, size, spacing, and any special planting notes. Trees used for credit on the **TRP** must be chosen from the County's approved tree list. At least 50% of replacement trees must be evergreen trees. No more than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

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

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

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

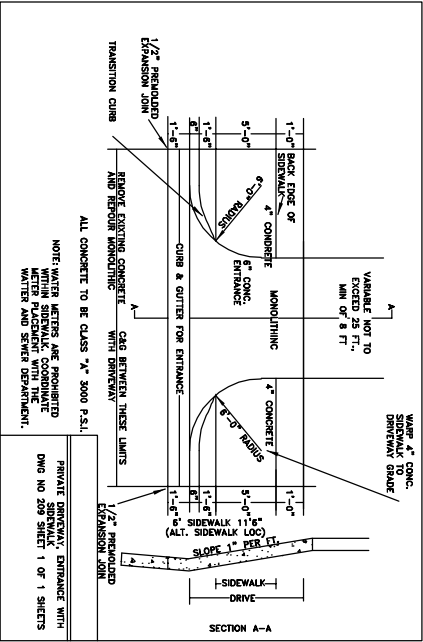
Planting and staking details, as well as other applicable drawings, shall be specified in the **TRP**.



Sd1 - C SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY EROSION CONTROL MEASURES, STANDARD SPECIFICATIONS, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

STANDARD DETAILS 709 & 710

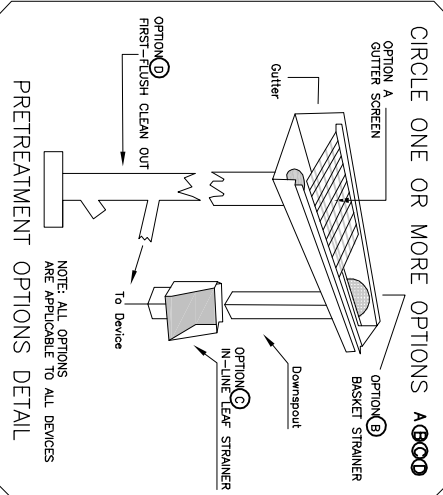


CIRCLED ITEMS ARE REQUIRED

DS NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO UNDERGROUND STONE STORAGE

SW/2

BMP W.O. DEVICE



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.

The Cottages at West Mountain

By Kenny Bittick & John Murray

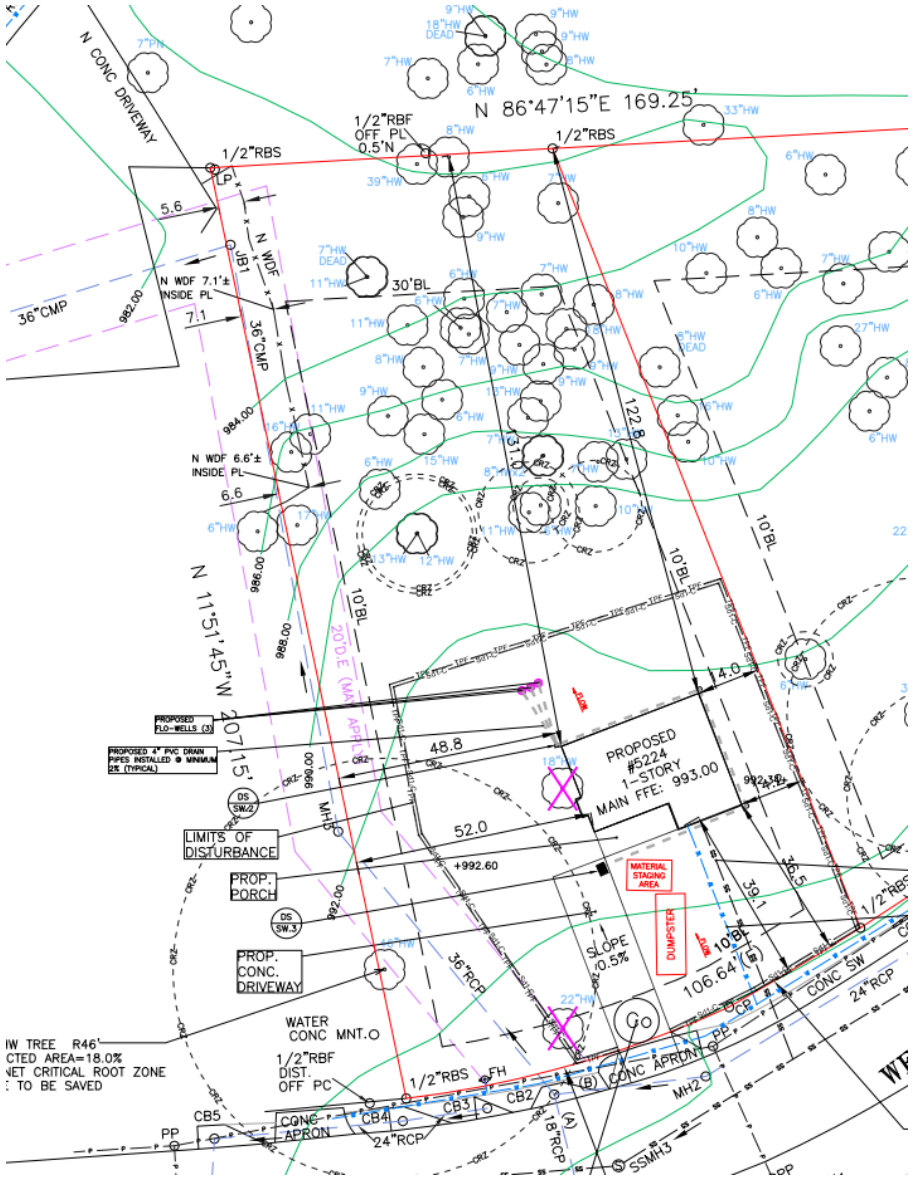




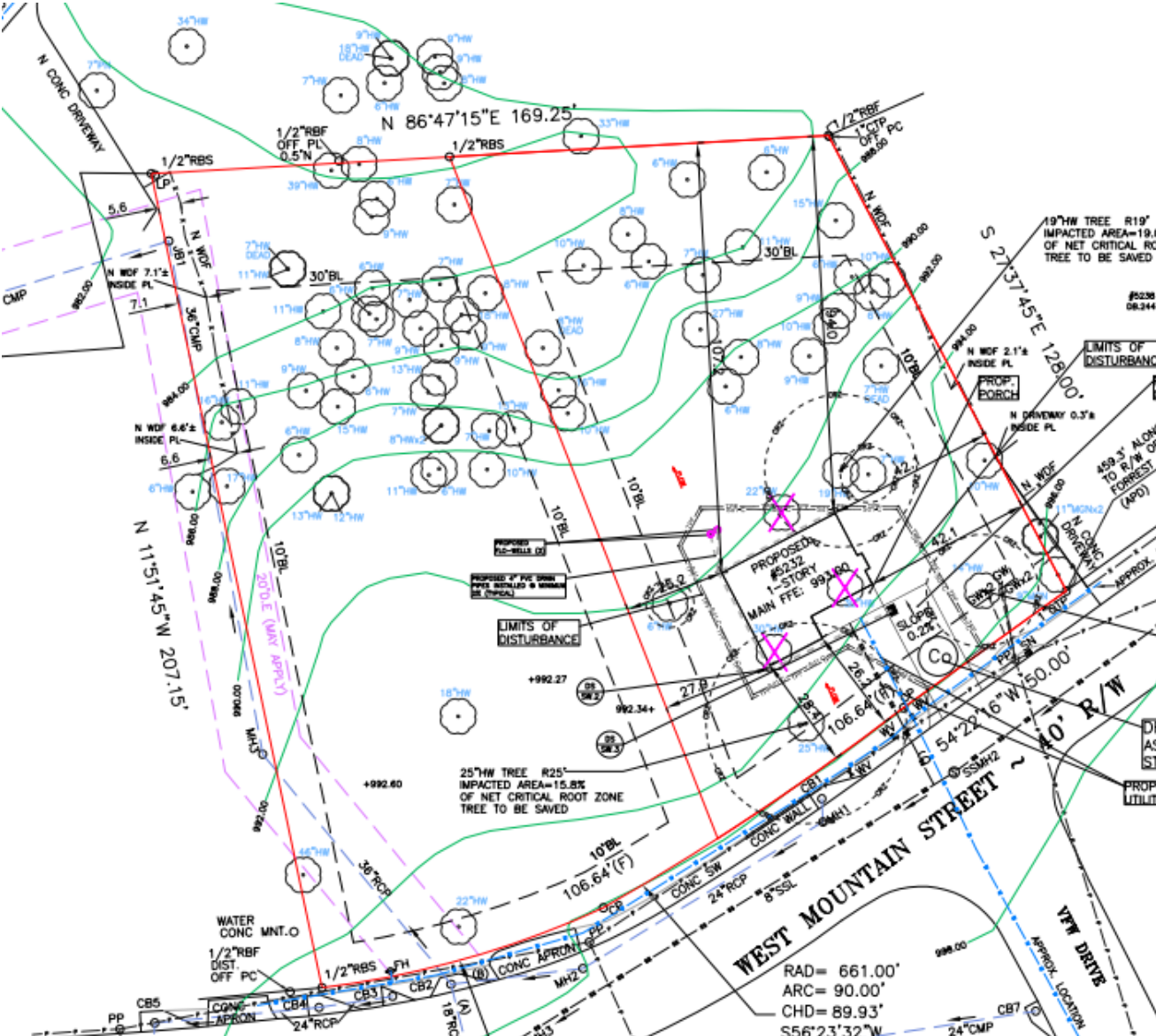
Start with Why?

- Targeting niche populations: young professionals, empty nesters looking to downsize, singles.
- Bring back budget friendly housing
- Emphasis on intentionally built homes.
- Well developed landscaping being in harmony with its surroundings
- 2 bd, 1 bath
- 737 sqft

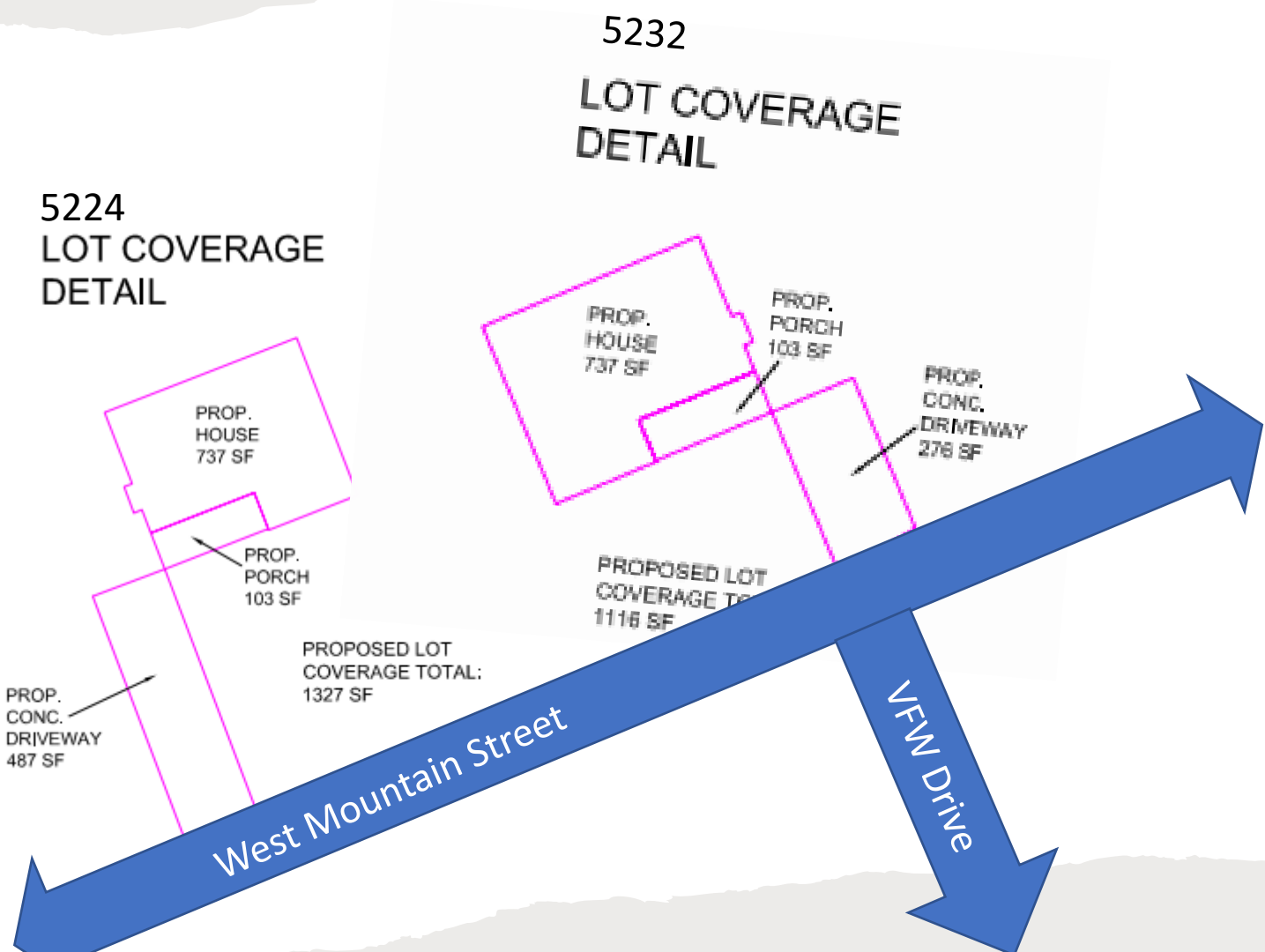
5224 West
Mountain
Street
Cottage



5232 West
Mountain
Street
Cottage

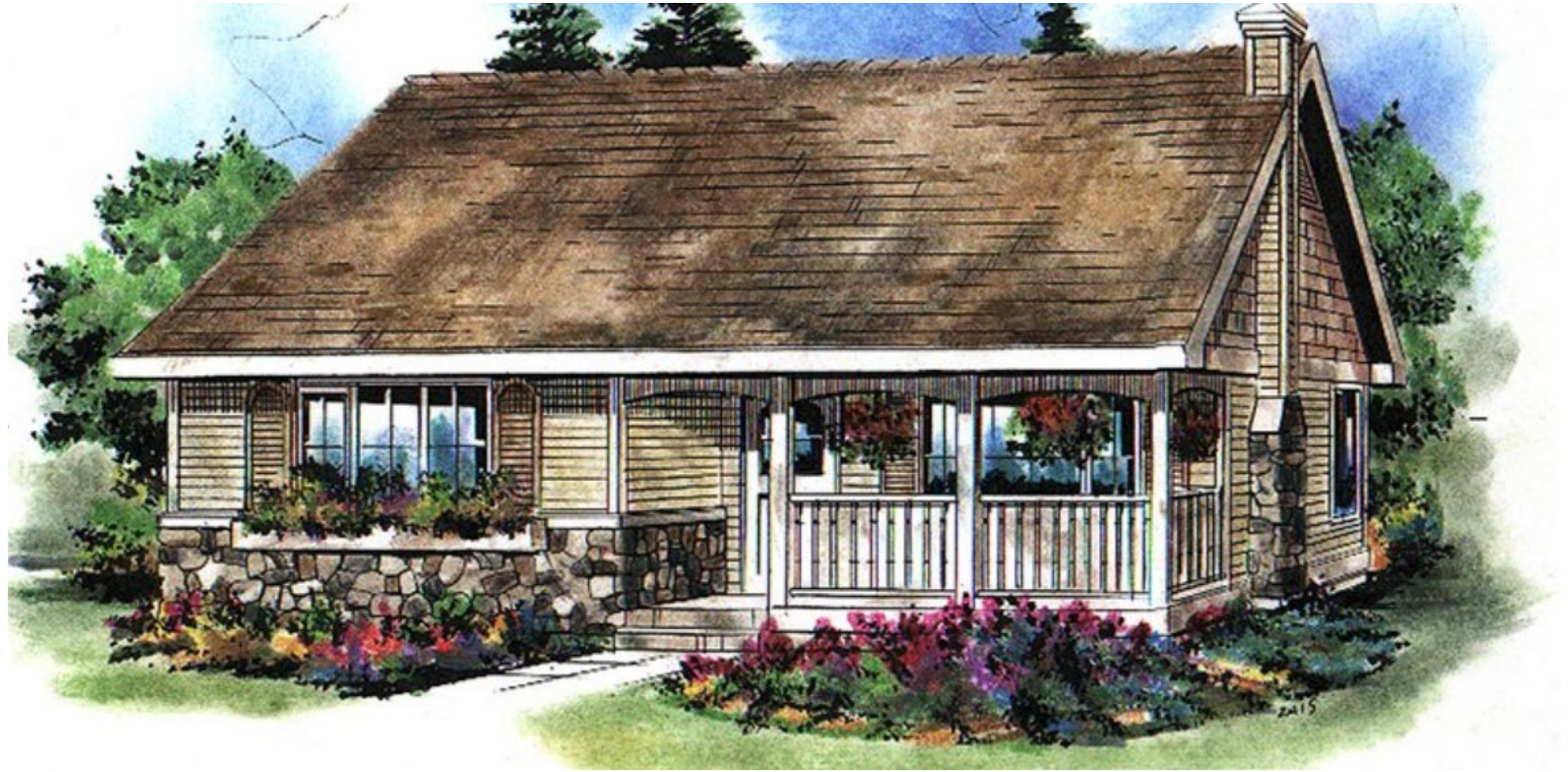


How The Cottages sit on the lots



Variance Requests

1. Driveway but no garage/carport
2. Less than 1500 sqft



Variance Request #1

No Garage or Carport

Immediate neighborhood stats

- 24 existing houses

Majority of existing homes do not have a Garage OR a Carport

54% have no garage/no carport

25% have a garage

21% have a carport

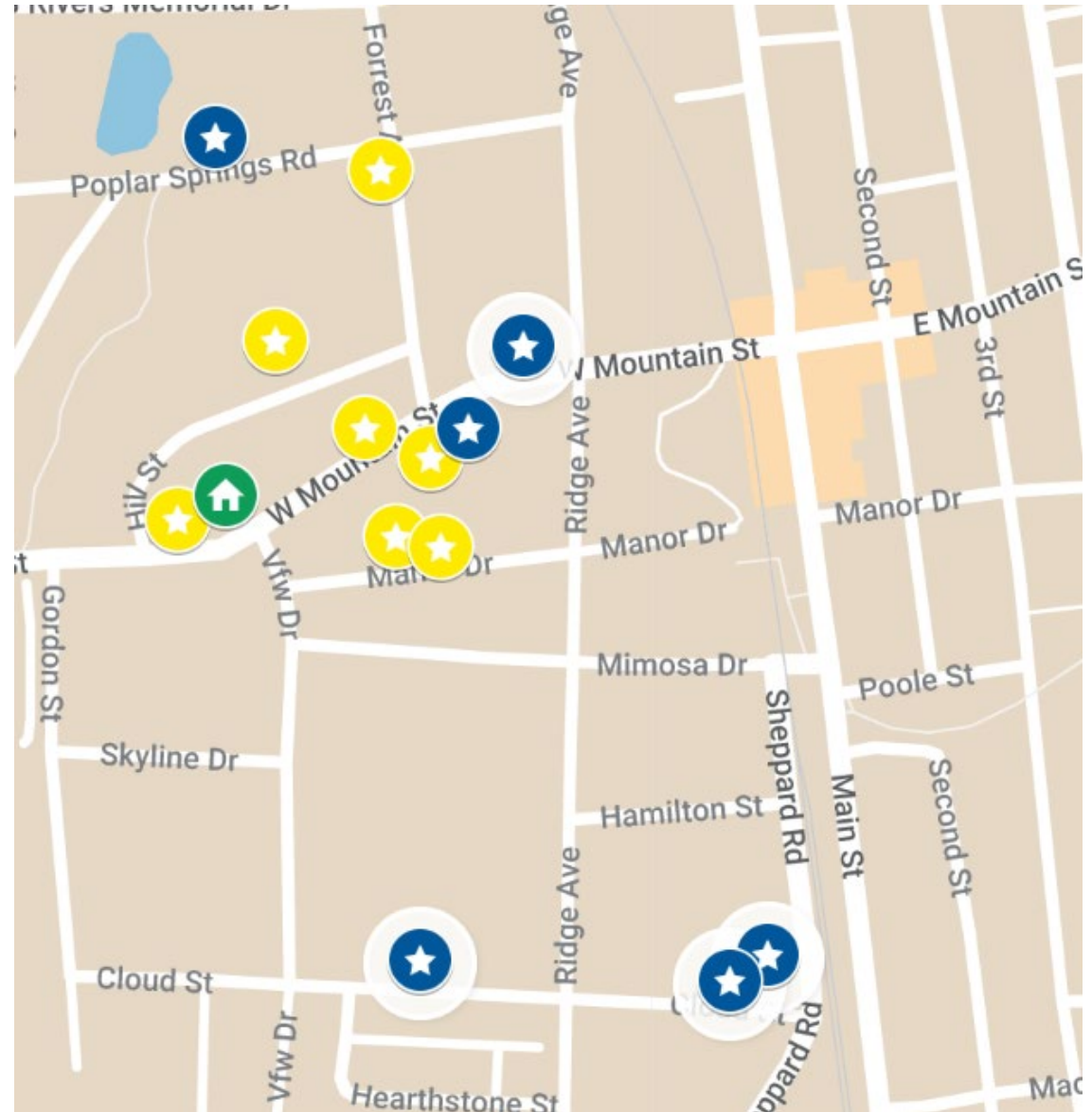


- **Green Checks**- Houses with no carports/garages
- **Yellow Circles**- Houses with 1 or 2 car carport
- **Red X**- Houses with Garages

Variance Request #2

Less than 1500sqft

- Houses next door well below sq ft requirement (1184 and 1052sqft)
- **Green House**- West Mountain Cottages
- **Yellow Stars**- Between 1100-1000 sqft
- **Blue Stars**- Below 1000sqft



Small House, High Value

- Our target price for each cottage is \$230,000 which works out to be \$315 per square foot.
- The average price per sqft sold over past 2 years was \$182.54.
- Even though the cottages are small, they won't drag down home prices.



A new path to Home Ownership

- According to a survey conducted by the National Association of Home Builders, 56% of adults in the US would consider living in a home that is less than 600 square feet.
- A new Dekalb County ordinance was passed unanimously at the Dec. 12 2023 Board of Commissioners meeting. It will allow for independent homes that can be as small as 350 square feet.



Questions and Comments