

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 1082 NEW GIBRALTER SQUARE VARIANCE TO CONSTRUCT AN ADDITION AND REAR DECK (PARCEL ID: 18 089 18 022)
APPENDIX A ZONING ORDINANCE

This is an Ordinance (this “Ordinance”) to amend Appendix A Zoning Code of Ordinances (“Code”) of the City of Stone Mountain, Georgia (the “City”) enacted by the City to its authority under the laws of Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**;

WHEREAS the City is subject to the Appendix A Zoning Code of Ordinances enacted, Ord. No. 2024-06, § 1(Exh. A), 9-3-24 pursuant to its authority under the laws of the State of Georgia **O.C.G.A. Title 36, Chapter 66**.

WHEREAS the Planning Commission (“Commission”) considered a petition for a variance to construct an addition and rear deck (Parcel ID 18 089 18 022) filed with Commission requesting an amendment to the Code and to the Zoning Map with regard to the subject property more particularly described in Exhibit A on November 17, 2025; and,

WHEREAS, the Mayor and City Council (“Council”) considered a petition to for a variance to construct an addition and rear deck at (Parcel ID 18 089 18 022) filed with Council requesting an amendment to the Code and to the Zoning Map with regard to the subject property more particularly described in Exhibit A on January 6, 2026; and,

WHEREAS Council is subject to the provisions of the Code Section 2-1 concerning any action on this request; and;

NOW, THEREFORE, BE IT RESOLVED, that Council meeting in regular session, that the Code, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance

1. 1082 Gibraltar Square (Parcel ID 18 089 18 022) will be governed by the provisions of this ordinance and its exhibits, and (ii) the provisions of the Code, as amended and applicable to the underlying zoning district except as modified, revised, ect.
2. The subject property will continue to be governed by the provisions of the underlying zoning district or Traditional Residential (R-2), except as specified by this variance approval, or where modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented and granted before the mayor and city council in the form of a public hearing will prevail.
3. The Mayor and City Council (“Council”) considered and approved the variance to reduce the setbacks and lot coverage requirements as follows:

- (A) Side Yard Setback (North Lot Line): 4.55 feet
- (B) Side Yard Setback (South Lot Line): 2.05 feet
- (C) Rear Yard Setback 14.85 feet
- (D) Lot Coverage does not exceed 54%

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption, this **February 3, 2026.**

CITY OF STONE MOUNTAIN, GEORGIA

Approved: _____
Jelani Linder, Mayor

Attest: _____
Shavala Ames, City Clerk

EXHIBIT A – Limited Warranty Deed

Legal Description

All that tract or parcel of land lying and being in Land Lot 89, 18th District, DeKalb County, Georgia, being Lot 16, New Gibraltar Square Subdivision, according to plat recorded in Plat Book 77, Page 39, DeKalb County, Georgia records, reference to said plat is hereby made for a complete description of the property herein described.

For informational purposes only: 1082 New Gibraltar Square, Stone Mountain, GA 30083, Parcel ID – 18 089 18 022