

VARIANCE APPLICATION

Planning & Zoning

2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



Attach a survey of the property drawn to scale and showing the following information. Please provide one full-size copy of all plans, as well as one copy of all plans in an 8½" x 11" format. It is helpful to show floor plans and elevations of proposed building improvements, as well as a letter of support from adjacent property owners. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner. See the stream variance submittal checklist for additional requirements for stream variances.

1. all property lines with dimensions
2. location of buildings and other structures, creeks and easements referenced to property lines
3. north arrow, scale, lot and block numbers and land lot
4. topographic and drainage information if pertinent

Please note this is a re-application from the original application filed by Gail Mooney on 5-13-19. This revision was not prepared by Ms. Mooney, the applicant has been edited to be the home owner.

Address of property _____ Decatur, GA 30030

Name of applicant _____ Phone _____

Address _____ City/state/ZIP _____

Email _____

Name of property owner _____ Phone _____

Address _____ City/state/ZIP _____

Current zoning of property _____

.....

Please answer all of the following questions on a separate sheet.

1. What is the variance requested? What code requirement do you wish to vary from?
2. What are the special conditions relating to the specific piece of property in question (narrowness, shallowness, shape, topography, or other extraordinary and exceptional situation)?
3. Explain how the application of the zoning ordinance to this specific piece of property results in peculiar, extraordinary and practical difficulties?
4. Are the circumstances or conditions applying to the building or land in question peculiar to the premises? Do they apply generally to other land or buildings in the vicinity?
5. Explain why the granting of this variance is necessary for the preservation and enjoyment of a property right and does not merely serve as a convenience to the applicant.
6. Did the condition for which the variance is sought result from an action by the applicant?
7. Explain how the variance will affect the supply of light and air to adjacent property, the traffic on public streets, the danger of fire, the public safety and established property values.
8. Explain how the granting of the variance will be in harmony with the general purpose and intent of the Decatur land use plan.
9. Will the granting of the variance allow a structure or use in a district restricted against such structure or use?

.....

I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.

Applicant signature Danielle Iuliano Date 7/21/2020

308 MADISON – STREAM BUFFER VARIANCE REQUEST

October 6, 2023

Dear Variance Board,

Since the last time we presented at a ZBA hearing, we have continued to experience the existing and new water erosion damage on our property. I am resubmitting revisions to our application request for a stream buffer variance to complete the work in our backyard and to address issues on our property related to water erosion and to obtain approval for our variance request.

We are requesting a variance to the 75 ft. stream buffer on our property to add slightly to a deck. The proposed deck addition, is a 6 foot extension for a total of ~~XX~~ square feet. The proposed addition will only encroach the 75 foot buffer by 6 feet. To offset our request, we would like to put a flow well to better capture and distribute the water. We would also like to plant shrubs and bushes along the sides and rear of the property to address some other areas where grass is not sustainable and to help address the severe stormwater runoff our property has due to its heavy sloping and narrow terrain. Please see the existing and proposed site plans attached. This property is on a severe slope and water from rain and storms runs down our property causing significant erosion of the soil along our property. The continuous running water has caused our driveway to crack and the ground soil below has washed away causing the concrete to cave in. In addition, the other side of our home has not been able to sustain grass growth and remains muddy most of the time. The bottom of the wooden fence in our backyard has rotted causing the fence to fall backwards. The driveway and the fence are causing safety issues for our family and our ability to utilize our property. We are requesting a variance to both complete the deck expansion and to repair the ongoing damage from the water run off to our property and to ensure the safety of our family. We appreciate the board reviewing our request for a stream buffer variance and considering our planned remediations and additional circumstances to approve our request.

Thank you for your review and consideration.

Kind Regards,

Danielle Iuliano
Homeowner
308 Madison Ave
Decatur, GA 30030

Please answer all the following questions on a separate sheet.

- What is the variance requested? What code requirement do you wish to vary from?

The requested variance is to reduce the stream buffer variance from 75 feet to 69 feet for a rear deck/patio expansion. We are proposing a flow well along with a landscape plan to offset this encroachment. We plan to add shrubbery to the back yard along the sides of the property to help capture water. Along the non-driveway side of the home we also plan to add shrubs to capture the water. Our proposed plan offsets by 124 square feet. Please see the revised proposed site plan.

We are proactively proposing the flow well to help treat the water runoff on the property. Adhering to the the required conditions for water quality treatment, a 6 ft. x 16 ft. (96 Square Feet) impervious surface was to have the first 1.2 in. of rainfall treated. Required water quality volume is 9.6 Cubic Feet.

A standard NDS (manufacturer) 24 in. with surrounding 1 ft. gravel cushion (4 ft. x 4 ft. at 2.5ft. deep) Flowell system was selected to provide water quality treatment. 2.25 in. (25 year return storm event) over 204 SF impervious surface is treated, and this configuration yields 16 CF rainfall storage volume (40 CF total storage with 40% void ratio), and exceeds the required water quality treatment conditions. Please see proposed site plan for flow well location and sizing.

- What are the special conditions relating to the specific piece of property in question (narrowness, shallowness, shape, topography, or other extraordinary and exceptional situation)?

The narrow and severely sloped lot have created the use of our backyard within the 75 foot buffer unsafe and useless. Stormwater runoff from the street and both adjacent properties run down both sides of our house and through the back yard. Our request in the stream buffer variance is to improve these conditions with a flow well and landscaping.

The property is a narrow lot in comparison to other lots in the same zoning district. The house structure backs up to the 75 foot stream buffer which prevents any improvements to be made to make it a less hazardous back yard and to address the continuing erosion of the rear yard due to water runoff. Due to the water runoff on the property, we have been unable to sustain grass growth on the property leaving mud patches on the side and immediate back of the house. These mud patches cause potentially dangerous and slick conditions when the land is wet from rain. Water runoff has caused the ground under the driveway to erode away causing the driveway to crack and collapse.

- Explain how the application of the zoning ordinance to this specific piece of property results in peculiar, extraordinary and practical difficulties?

The application of the zoning ordinance would not allow for the proposed construction of the rear deck which was designed to reduce the 4 foot drop in topography to make a more suitable rear yard entry along with the utility of the yard for entertaining and a much safer environment for our kids to play in. Our intentions were to also add plantings such as trees or shrubbery approved by the city of Decatur ordinance and those suggested by Mr. Jennings Bell in his report to help catch and contain the water run off. The 75 foot buffer falls at the back of the house, limiting us completely to do anything in the rear of our property. Its prohibiting us not only the right to use our property, but also make any stormwater improvements.

- Are the circumstances or conditions applying to the building or land in question peculiar to the premises? Do they apply generally to other land or buildings in the vicinity?

The 75' buffer falls directly at the rear of the structure, completely limiting us for full use of our property. The proposed deck addition with our proposed stormwater mitigation plans of flow wells and landscape plantings can not be done without a stream buffer variance

- Explain why the granting of this variance is necessary for the preservation and enjoyment of a property right and does not merely serve as a convenience to the applicant.

The usability and safety of the back yard are impeded by the limitation of the stream buffer. Due to the topography which is a relatively steep decline from the front of the house into the backyard, there is limited ability to grow grass due to the continuous erosion from water runoff from our front yard as well the adjoining properties. Without grass in this area, the back yard becomes an extremely hazardous area and unsafe environment for children to play or for anyone to walk along without risk of slipping. The addition of the rear deck and the reconfiguration of the steps from the upper deck was to reduce the steep decline into the rear yard from the elevation of the carport pad. The back yard usable area is severely restricted by the stream buffers, and without this variance, the property owner's safe use of the back yard is limited.

In addition, a review by Mr. Jennings Bell, Project Civil Engineer, City of Decatur (attached to this application) noted that the proposed development will permit mitigation tasks to be performed. Mr. Bell was in support of the variance application. We also intend to submit a mitigation plan for soil erosion as our main intent was to address that issue and how it was impacting the use of our land. Should we be allowed to move forward, we hope to request a permit to

install a dry river bed along with components of a rain garden along the side of our home and into the back yard to address the soil erosion issue and to improve the usability and safety of our side and back yard.

- Did the condition for which the variance is sought result from an action by the applicant?

No the relief and variance we are seeking is to address the pre-existing conditions on the property with erosion, drop off, and safety (as noted in detail above), all of which existed when we purchased the property. Erosion and stormwater runoff effects have only gotten worse with time through no actions taken by the property owners. We, as property owners, have neither taken actions which contributed to nor caused any of these conditions (*i.e.*, erosion, drop off and safety concerns) for which relief is being sought. In fact, through this variance process we are seeking approval to have permission to take actions that would improve and mitigate such conditions by providing a safe entry into the back yard and a porch with gravel below to slow the flow of water into the yard during heavy rain storms which the area is known to experience. Additionally, we propose taking other mitigation efforts as described in this application (*i.e.*, water quality site plan (including flow well) and landscape plan to offset the amount of impervious surface. Additional details regarding this question are described later in this application.

For the foregoing reasons, the stipulation set forth in Section 11.2.9D(3) has been met.

- Explain how the variance will affect the supply of light and air to adjacent property, the traffic on public streets, the danger of fire, the public safety and established property values.

The variance request into the stream buffer does not affect any adjacent property or public streets as it is in the backyard and the change is along the gradient of the property (essentially ground level). There should be no additional danger of fire or public safety as materials are all appropriate construction materials. There is no impact on light or air to adjacent properties. It will have no effect as the construction is at ground level. No trees, shrubs, or other landscape materials were removed.

- Explain how the granting of the variance will be in harmony with the general purpose and intent of the Decatur land use plan.

Granting this variance, would allow us (homeowners) to utilize our backyard without risk of falls or other potential injuries due to slippery and unsafe conditions. Otherwise, the back yard is not usable and unsafe for use. Further, it

allows the homeowner to experience the peaceful and quiet enjoyment of their home. The addition of shrubbery around the deck along with rocks underneath the deck allow for the slow distribution and cleaning of water and the collection of some water by plants.

Allowing the variance gives us an opportunity to prevent further erosion on the property and the maintain the quality of the land in the City of Decatur.

- Will the granting of the variance allow a structure or use in a district restricted against such structure or use?

No, stream buffer variances are granted regularly provided there is no negative impact to the stream. The requested changes would attempt to control and slow the water runoff into the yard and allow for better growth of grass and plants. The proposed changes would also attempt to clean the water as it travels down the gradient of the yard. The impact to the stream buffer is minimal due to the minor land disturbance of the project.

A stream buffer variance was granted for 304 Madison Ave in 2008 to build a deck in the stream buffer zone (approval attached). At the time of this request, the home built on the property already encroached the buffer by one foot and the variance for the deck was granted. This deck at 304 Madison Ave extends several feet beyond the structure built on our property (308 Madison Ave). In May 2020, a stream buffer variance was approved for 324 Madison Ave, this entire home is built within the stream buffer.

Driveway Water Erosion Damage:



Driveway for 308 Madison Ave:

Shows large crack straight across along with crack going down several feet in the center of the driveway along with a section that has collapsed due to water eroding ground below.



Driveway for 308 Madison Ave:

This is a close up image of the driveway collapse where the ground below has eroded away.



Driveway for 308 Madison Ave:

This image is showing the ground that is eroding under the driveway. The section to the right will collapse soon as you can see the ground below it has eroded away.



Driveway for 308 Madison Ave:

This image shows the crack that goes down the center of the driveway. This crack will likely buckle and cause further collapse of the driveway unless a repair that includes a way to address the water runoff.

Backyard erosion caused by water:

Due to the incline in the property, rain water runs down the property causing the soil to erode away. Since moving into home in 2015, the ground has eroded away leaving large gaps in the ground at the bottom of the fence along the side of the yard. Other areas of the yard have tree roots exposed due to water causing the soil to wash away. And as a result of the water washing away soil, often construction debris, broken glass, metal, or other potentially harmful materials to our family and pets. These photos show the loss of dirt and soil along the side of the fence. When the fence was installed the boards touched the ground to enclose in the backyard. In several spots, there are several inches of space between.





These next images show damage to the fence in the back of the yard. The bottom of the fence has water damage and the wood is rotted. The fence is leaning back due to the damage and will eventually break when the rotten wood gives away. Further, the water washes leaves, dirt, rocks, and other debris down to the back of the yard. It causes it to build up at the back of the fence. Despite having cleaned the area several times since moving in, it is no longer possible to close the fence in the back due to the extra build up of debris from the water damage. We have been forced to barricade the opening to avoid our pet from escaping out of the yard.







Deck at 308 Madison Ave as of May 31, 2020. The deck has been deconstructed pending the result of the variance board meeting. The boards have been removed which now allow water to flow directly into the ground below.

We would like to resolve this request and move forward as soon as possible. We have already had an extremely close call with a child sustaining a large gash near his femoral artery due to our inability to close out this issue. We would greatly appreciate your support of our request.

Proposed repair to the driveway:

To address the water damage on the property and to repair the driveway, the proposed repair will first remove the damaged driveway section. Next, an inground curb (footer) along the external side of driveway to prevent underground washout. 8-inches wide X 14" deep X 25 feet long will be added to capture and allow water to flow on property safely. Additionally, a concrete retaining curb 8-inches X14-inches high X12-feet long to retain soil on front side yard (under porch by driveway) will be added to help ensure that future ground erosion does not occur. Dirt/soil will be added to fill in the ground where it had previously eroded away. Rebar to support the driveway and curbs will be added under the driveway before the new driveway is poured. New Concrete 4000 psi picture frame design with broom finish.

Water will flow to a drain which will be connected to a Flowell system described above and include drainage to lead out to the concrete culvert at the end of the property. In addition, shrubbery will be added along the edges of the property to further soak up water that runs down the incline slope of the property.

Proposed repair to the backyard:

To address the water erosion issues we would like to complete the extension of our deck over the land that does not support growth of grass and install measures to better capture the water before causing further damage to the yard. We propose to do this by installing a flow well to better capture the water and would have the water drain out of the yard into a location that goes into the concrete culvert that runs behind the home. We would either repair or replace the fence that has been damaged by the water flow. We would clear the debris in the front and back of the home. We would plant shrubs and bushes to absorb water and hopefully avoid further erosion of the ground along the sides of the property and the rear of the property.

To complete all of these projects, we need to first receive a variance from the 75 foot stream buffer which is our request at this time.

Historical Responses:

Response to Concerns Raised in Previous ZBA Meeting:

We would like to address the concerns raised by the board / audience during prior ZBA meetings.

First, a concern was raised about setting a possible precedent by approving our variance request after a structure was built. If the board was setting a precedent, I would not be putting an application before the board for a fourth time with continued updates and improvements to my suggested mitigation efforts. I believe that I have attempted to address concerns of the board and have made suggested compensations for my request and I am continuing to do so. Also, if the concern is a precedent being set, I respectfully challenge that the board has already established precedent. In 2008, a stream buffer variance was requested for a back deck and stairs at 304 Madison Avenue (see attachment for approval at this property within this application). The variance was requested after the home itself was built into the stream buffer and the deck extends into the 75 ft stream buffer and the stairs may exceed this buffer into the next level (see attached photos). Furthermore, in May 2020, the board approved a variance request for 324 Madison Avenue for a deck due to rotting (which was our initial rationale for modifying our deck). The entire home at 324 Madison Avenue is built into the stream buffer and well beyond the 75 ft buffer. We have admitted to our error in starting work without first getting the variance. It is our sincere hope to work with this Board to correct our mistake and make our property safe and in compliance. The proposed work will only improve the stream buffer in our yard with better plantings and stormwater runoff controls.

Second, a concern was raised about the legal interpretation of the City of Decatur Ordinance regarding the stream buffer request. The requirement under Section 11.2.9D(3) (Variances) of the Code of Ordinances City of Decatur, GA that “No variance shall be authorized unless the Board finds that all of the following conditions exists...(3) that the condition from which relief or a variance is sought did not result from action by the applicant is under question.

At 308 Madison Ave, we did not create a condition and subsequently request a variance. The condition on our property is that the edge of the home is at the 75 ft buffer and anything beyond that mark on our property is within the 75ft stream buffer zone. In this case, the relief and variance we are seeking is to address the pre-existing conditions on the property with erosion, drop off, and safety (as noted in detail above), all of which existed when we purchased the property as a new-build, were peculiar to the property and have only gotten worse with time through no actions taken by the property owners. We, as property owners, have neither taken actions which contributed to nor caused any of these conditions (i.e., erosion, drop off and safety concerns) for which relief is being sought. In fact, through this variance process we are seeking approval to have permission to take actions that would improve and mitigate such conditions by providing a safe entry into the back yard and a porch with gravel below to slow the flow of water into the yard during heavy rain storms which the area is known to experience.

Additionally, we propose taking other mitigation efforts as described in this application (i.e., water quality site plan (including flow well) and landscape plan to offset the amount of impervious surface. Additional details regarding this question are described later in this application.

The property at 308 Madison Avenue was built to the exact 75 ft stream buffer without consideration for the erosion, safety, and water management. To address these issues, a 96 square foot deck which encroaches the stream buffer by 2.5% was constructed to address safety and mitigation for both erosion and water management are proposed. This allows the property to be useable by the owners while also addressing issues around erosion, water management, and safety. The variance request is necessary because of where the 75 ft stream buffer is located on the property. The variance request is not the direct result of any action, but rather based on a location of the stream buffer.

Lastly, there was a suggestion to consider a smaller encroachment into the stream buffer than the 69 ft requested. We have given this serious consideration, however, when we factored in the environmental impact of such a change – we felt that we would do more environmental harm. To fully deconstruct the deck, would require placing deck boards, concrete, pressure treated wood, metal (braces and screws) into our landfills. Most of these materials will not biodegrade in time. The boards are composite, and pressure treated wood could take up to 40 years to degrade. The 96 sq foot deck would result in approximately 950 cubic feet of waste to be placed in a landfill. The materials are not able to be reused because they would not withstand the demolition for repurposing. Under City of Decatur's Sustainability Plan and their certification of a green community (<https://www.decaturga.com/publicworks/page/sustainability>), Decatur strives to reduce waste. The City of Decatur is also updating its Green Infrastructure and Storm Water plan with efforts to better manage storm water and create healthier urban environments. This update is consistent with what we are hoping to do on our property with both the deck and water mitigation proposal.

I ask that you reconsider the application for a stream buffer variance based on the new information provided as well as my willingness to implement water quality management and vegetation represented on the site plans attached. We are requesting a variance for 69 feet from the 75 foot stream buffer and we are proposing a flow well and landscape plan to offset this encroachment by 124 feet. Please see the following pages for these details and additional supporting documentation.

May 24, 2020

Dear Variance Board,

Due to the outcome of our last BZA hearing, I am resubmitting revisions in an attempt to gain approval for my variance request. I apologize in advance that I will be unable to attend the meeting in person on June 8, but I can be available using video conference should that be needed. Mr. Joe Prochaska and Gregory Dean (Boundary Zone) will be attendance to speak on my behalf.

Since our last meeting, I have acquired the help of Boundary Zone in preparing a water quality site plan as well as landscape plan to offset the amount of impervious surface that encroaches the stream buffer. Our approach is represented on the site plan that I am providing for your review.

At the last hearing, we presented our case to the board and were told that stream buffer variances could not be approved when the variance involved an existing structure. However, a neighboring property, 304 Madison Ave, received an approval for a stream buffer variance in 2008 when the house was knowingly built into the stream buffer. Not only was the footprint of the house built into the stream buffer, a rear deck with stairs was built encroaching the stream buffer even farther than the encroachment that we are requesting for our property.

In addition, at May 11, 2020 hearing 324 Madison Ave received an approval for a stream buffer variance where the entire home structure is located in the stream buffer.

I ask that you reconsider the application for a stream buffer variance based on the new information provided as well as my willingness to implement water quality management and vegetation represented on the site plans attached. We are requesting a variance for 69 feet from the 75 foot stream buffer and we are proposing a flow well and landscape plan to offset this encroachment by 124 feet. Please see the following pages for these details and additional supporting documentation

Kind Regards,

Danielle Iuliano

February 10, 2020

Dear Variance Committee,

My intent is to revise and resubmit for the Stream Buffer Variance without support from Blake Builders or Intent Design. I had originally hired both firms to assist in helping me with their knowledge and experience and both have since abandoned the project and are no longer willing to help in moving forward in resolving this situation and obtaining approval for the variance in question.

As the homeowner, I have decided to take this situation into my own hands and revise the previously submitted variance application as well as to provide the necessary documents needed in an attempt to gain approval as well as to satisfy the items the city has currently requested of me. Please understand that this is not my area of expertise which is why I had originally hired both Blake Builders and Intent Design to assist with the home project and in the submittal of the stream buffer variance.

I would like to apologize for my personal responsibility by not ensuring that all proper permits were obtained prior to construction of the added 78 square footage of deck that has encroached the stream buffer. I had hired Blake Builders to complete this work and I expected them to understand what approvals and special requests would need to be obtained as they work in this field and I do not. I was not aware that they did not obtain permits or that a variance for the stream buffer was needed until the city stopped progress. However, my intentions in moving forward are to follow the proper procedures in filing for the variance and subsequent permits. In addition, Joe Prochaska who was previously employed with Blake Builders during the construction phase of the project is willing to speak on my behalf and to answer any questions regarding the steps as to how we arrived to this point.

Thank you for considering this re-application.

Kind Regards,

Danielle Iuliano
Home Owner
308 Madison Ave
Decatur, GA 30030
Diuliano4@gmail.com

308 Madison Ave., Decatur Water Quality Management

The required conditions for water quality treatment were that a 6 ft. x 16 ft. (96 Square Feet) impervious surface was to have the first 1.2 in. of rainfall treated. Required water quality volume is 9.6 Cubic Feet.

A standard NDS (manufacturer) 24 in. with surrounding 1 ft. gravel cushion (4 ft. x 4 ft. at 2.5ft. deep) Flowell system was selected to provide water quality treatment. 2.25 in. (25 year return storm event) over 204 SF impervious surface is treated, and this configuration yields 16 CF rainfall storage volume (40 CF total storage with 40% void ratio), and exceeds the required water quality treatment conditions.



Design, Environment and Construction Division
2635 Talley Street
P.O. Box 220
Decatur, Georgia 30031
404-377-6198 • Fax: 404-378-5054
engineering@decaturga.com • <http://www.decaturga.com>

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Jennings Bell, E.I.T., Project Civil Engineer

DATE: June 17, 2019

RE: 308 Madison Avenue – Stream Buffer Setback Area Variance Application

I have reviewed the proposed variance application dated March 23, 2019 including revised Survey (Site Plan) regarding the above referenced matter and provide the following comment for the Board's consideration:

1. The proposed development requires a variance under Section 9.2 of the Stream Buffer Protection Ordinance due to encroachment into a 75 foot City Buffer Setback of the Sugar Creek Tributary that is east of the subject property.
2. A Stream Buffer exists on the property, established by O.C.G.A. 12-7-6 in which no land disturbing activities shall be conducted, measured horizontally a distance of 25 feet from wrested vegetation.
3. A Stream Buffer exists on the property, established by City Ordinance Section 9.2.5 which shall be maintained as an undisturbed natural buffer, measured horizontally a distance of 50 feet from the top of bank.
4. A Buffer Setback exists on the property, established by City Ordinance Section 9.2.5 in which impervious surfaces are prohibited, measured horizontally a distance of 25 beyond the Stream Buffer, resulting in a total protected area extending 75 feet past the top of bank.
5. Enforcement of the requirements of Section 9.2 would prohibit the otherwise lawful use of this property by the owner.
6. Grandfather Provisions and Exemptions are not applicable in this case.
7. A stormwater management plan is not required for this development at this time, but will be required if the proposed improvements create an increase in site runoff for the developed site that exceeds 0.55 cubic feet per second of unmitigated increase in stormwater discharge. The determination on the need for a stormwater management plan cannot be made until the application files a preliminary Site Plan of the proposed improvements with Engineering for review or applies for a building permit.
8. The location of the proposed intrusion into the Stream Buffer Setback area, as shown on the Site Plan is a primarily over a developed grass rear yard.
9. Alternative designs for the proposed addition does not appear possible to eliminate the encroachment into the Stream Buffer Setback. With the overall additions of impervious areas within the Stream Buffer Setback area draining across vegetated areas, the proposed development will permit mitigation tasks to be performed. This proposal may be as protective of the natural resources and the environment as the existing developed conditions if no further disturbance is permitted.

If the variance is granted by the Board, consideration should be given to incorporating the following conditions:

- A. The Applicant shall prepare a Site, Vegetative Mitigation Plan and Soil Erosion and Sediment Control Plan and make a submission, along with a Site Development application and a \$100 application fee, to the Design, Environment & Construction Division that shall incorporate the following components:
 1. The plan set shall contain a Soil Erosion and Sedimentation Control Plan prepared by a State certified professional that complies with the City and State Codes. The plan must document what Best Management Practices (BMPs) will be required along the perimeter of the area of disturbance approved by the Board to ensure the protection of Sugar Creek Tributary until permanent site stabilization has been established in accordance with the requirements of the Manual for Erosion and Sediment Control in Georgia. Due to the presence of State Waters, the silt fence BMP will need to be a double, not single row, as required by the State.
 2. The Mitigation Plan shall indicate that the area immediately adjacent to, and downhill of, the structure shall be used to create a 10 foot wide intercept and filtering zone (Rain Garden) parallel to the Stream Buffer. This zone will be located such that runoff from the proposed new and replaced impervious surface within the buffer will drain through this zone and it will be planted to the Rain Garden standards established by the City of Decatur Streambank Restoration Plan List & Rain Garden Instructions and the guidance standards contained in the attached publication from the Atlanta Regional Commission's Clean Water Campaign entitled "Rain Gardens for Home Landscapes". The plan shall contain a plant list, planting layout with plant spacing and count, and a cross-section of the infiltration zone berm showing a ponding depth of six (6) inches to permit review, approval and inspection of the completed Rain Garden.
- B. All of the proposed plantings indicated on the Vegetative Mitigation Plan shall be installed during the construction of the proposed structure and approved by the Design, Environment & Construction Division prior to the issuance of a Certificate of Occupancy.
- C. The property Owner shall be responsible for the perpetual maintenance and upkeep of the water quality BMPs and plantings shown on the Vegetative Mitigation Plan.

February 10, 2020

To Whom in May Concern, City of Decatur Zoning Board of Appeals:

As Oakhurst residents and neighbors of the Iuliano/Mihalik family, we write to express our support for their application for a stream buffer variance at 308 Madison Avenue. The Iuliano/Mihalik family would like to complete the work in their back yard to provide a safe environment for children to play and allow for usability of the property which was not previously usable prior to these revisions.

We have known the Iuliano/Mihalik family through our children and work for years and also reside on Madison. The Iuliano/Mihalik family have been great friends to us, our children and outstanding neighbors to our entire street!

Their backyard revisions will address ongoing concerns about safety and erosion along the side of the home and directly behind the house. The lot has a steep downward gradient and water from the hill above runs down the property and along the side of the home. Given this and the limited sun on both the side of the home and the immediate back yard, it is difficult for grass to grow which leaves mud patches. The addition of the small deck is a positive addition to address erosion and to allow for greater usability and safety of their property. The small area extending from their home has previously been dirt despite their several attempts to replace sod; however, the lack of sunlight on the side and immediate back yard and the downhill flow of water from the hill above have made grass growth impossible. Our son enjoys playing soccer in their backyard and we know that these adjustments will alleviate their concern regarding any potential injury due to slippery and potentially hazardous conditions.

We support their request for a variance from the stream buffer and appreciate their efforts to reduce erosion and protect the City of

Decatur land.

With support,

A handwritten signature in black ink, appearing to read "Chris and Danielle Chattin", written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Chris and Danielle Chattin

108 Madison Ave

Decatur, GA 30030

February 10, 2020

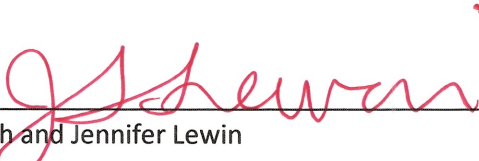
To Whom in May Concern, City of Decatur Zoning Board of Appeals:

As Oakhurst residents and neighbors of the Iuliano/Mihalik family, we write to express our support for their application for a stream buffer variance at 308 Madison Avenue. The Iuliano/Mihalik family would like to complete the work in their back yard to provide a safe environment for children to play and allow for usability of the property which was not previously usable prior to these revisions. We have known the Iuliano/Mihalik family for several years and welcomed them as neighbors when they moved into the home in 2015. The Iuliano/Mihalik family have been great neighbors and friends to us and our children. They are good people who embody the characteristics of good neighbors in Oakhurst and have been there for our family.

The addition of the small deck is a positive addition allowing for greater usability and safety of their property. Their backyard revisions will address ongoing concerns about safety along the side of the home and directly behind the house with the steep gradient decline and the water runoff which prevents growth of grass leaving slippery mud patches. The small area extending from their home has previously been dirt despite their several attempts to replace sod in hopes of better growth of the grass. They have attempted this several times with no results given the lack of sunlight to the area and the downhill flow of water from the hill above the property. Our children often play together at their home and these adjustments will alleviate their ongoing concern that any of our children could get injured because slippery and potentially hazardous conditions.

We support their request for a variance from the stream buffer and appreciate their efforts to reduce erosion and protect the City of Decatur land.

With support,



Micah and Jennifer Lewin
335 Madison Ave
Decatur, GA 30030

February 10, 2020

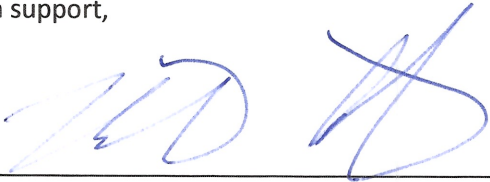
To Whom in May Concern, City of Decatur Zoning Board of Appeals:

As Oakhurst residents and neighbors of the Iuliano/Mihalik family, we write to express our support for their application for a stream buffer variance at 308 Madison Avenue. We welcomed the Iuliano/Mihalik family as neighbors when they moved into the home in 2015 and have become good friends with the family. The family would like to complete work in their back yard to provide a safe environment for children to play and allow for usability of the property which was not previously usable. The work initiated and planned is an attempt to address erosion issues faced on the property with a steep downward gradient. The Iuliano/Mihalik family have been great neighbors and friends to us and our children.

Their backyard revisions will address ongoing concerns regarding erosion and safety along the side of the home and directly behind the house with the steep gradient decline and the water runoff which prevents growth of grass leaving slippery mud patches. The addition of the small deck is a positive addition allowing for greater usability and safety of their property. The small area extending from their home has previously been dirt despite their several attempts to replace sod/grass in hopes of better growth of the grass. They have attempted this several times with no results given the lack of sunlight to the area and the downhill flow of water from the hill above the property.

We support their request for a variance from the stream buffer and appreciate their efforts to reduce erosion and protect the City of Decatur land.

With support,



Michael and Leslie Aiken
304 Madison Ave
Decatur, GA 30030

February 10, 2020

To Whom in May Concern, City of Decatur Zoning Board of Appeals:

As Oakhurst residents and neighbors of the Iuliano/Mihalik family, we write to express our support for their application for a stream buffer variance at 308 Madison Avenue. We welcomed the Iuliano/Mihalik family as neighbors when they moved into the home in 2015 and have become good friends with the family. The Iuliano/Mihalik family would like to complete the work in their back yard which is intended to address the ongoing erosion issues and the inability to grow sustainable grass in the yard where their children often play. Living on the same side of the street as the Iuliano/Mihalik family, we are well aware of the challenges with the water run off from the hill above the property and without addressing the issues, the land will continue to erode and wash away potentially resulting in damage to the foundation of the home.

Their backyard revisions will address ongoing concerns about safety along the side of the home and directly behind the house. The property sits on a hill which continues downward from above the property until it levels out at the very end of the property. There is a steep downward gradient resulting in water runoff from the hill above along with limited sun along the side and the back of the home preventing the proper growth of grass and leaving slippery mud patches. The addition of the small deck is a positive addition allowing for greater usability and safety of their property. The small area extending from their home has previously been dirt despite their several attempts to replace sod/grass in hopes of better growth of the grass. They have attempted this several times with no results given the lack of sunlight to the area and the downhill flow of water from the hill above the property.

The Iuliano/Mihalik family have been great neighbors and friends to us. We support their request for a variance from the stream buffer and appreciate their efforts to reduce erosion and protect the City of Decatur land.

With support,



Steve and Alicia Deton
316 Madison Ave
Decatur, GA 30030

102 Greenwood Place (133 Cambridge Avenue and 114 Olympic Place were not taken up by the board).

A. Danielle Iuliano, applicant and Danielle Iuliano and Nathan Mihalik, owners, have applied for a variance from stream buffer requirements for the property located at 308 Madison Avenue, Decatur, GA 30030

Ms. Iuliano appeared. Joe Prochaska also appeared, who was involved in the work done at the property.

Ms. Iuliano summarized the initial application and apologized for the delays and faults in the process. Ms. Iuliano noted that she was not aware of rules and regulations as a homeowner, but that she trusted the people that were hired to be aware of the rules and regulations.

Ms. Iuliano restated what the variance is and why it is necessary. The ordinance would not allow construction of a rear yard deck. Ms. Iuliano noted the special conditions of the narrow lot, that the property backs up to the 75 foot stream buffer, and a four foot elevation drop at the site of the rear yard deck.

Ms. Iuliano stated that the purpose of the variance is to be able to use the yard and safety purposes, topography (decline in yard), and water runoff from own property and neighbor's property makes it hard to sustain growth of grass and without grass makes it slippery. Ms. Iuliano noted that people slip and there is potential for other neighborhood kids to slip. A steep decline was mentioned again.

Ms. Iuliano cited Mr. Bell's report and would like to incorporate the mitigation noted in the report.

Ms. Iuliano stated that the deck was constructed without a permit and without seeking the necessary variance.

Mr. Prochaska addressed the board briefly stating that he admitted doing the wrong thing in his prior construction and was here to make amends for it.

Ms. Iuliano stated that she would like to try to find a way forward – to take suggestions from the board and from the prior staff report – in order to address the erosion issue.

Joe Prochaska commented that he had originally built the upper and lower deck and then as an afterthought that six extra feet could be added.

Mr. Trulock asked a question about the extent of the work. Mr. Prochaska responded with details about what was built noting that he did not know a variance would be needed because he did not look at the site plan, did not think of the stream buffer, and did not consider the overgrown area.

Mr. Trulock asked did you discuss this with the homeowner. Mr. Prochaska stated that he didn't really discuss it. Mr. Trulock asked did you explore other options to mitigation the erosion.

Ms. Iuliano stated that we tried sod repeatedly, we addressed water from the air conditioner, and we considered a dry river bed and rain garden and or perhaps tiny rocks. Unfortunately, Ms. Iuliano stated that with little boys, rocks would not be advisable for us. Ms. Iuliano stated that they

considered plants, but that they don't get much sunlight. Mr. Prochaska added details about site conditions.

Mr. Boyce asked for clarity – how would granting a variance help with mitigation measures. Mr. Prochaska responded – the deck would decrease the effect of the topography.

Mr. Swanson confirmed the situation – construct started on non-permitted basis, a stop work order was issued in May last year, and you were advised of the need for a variance. The ZBA considered an application for the variance in June, which was tabled, then work proceeded anyway? Ms. Luliano stated that no work continued after the hearing, in fact there was no action, no use of the back deck.

Mr. Swanson stated that the signage for public hearing was found on site behind bushes. Ms. Luliano responded by stating that the sign was moved when lawn service visited.

Mr. Trulock asked for confirmation that the deck does nothing to mitigate the water problems, but mitigates the slope.

Staff member Jennings Bell appeared. Mr. Bell delivered a few points to follow up on what was stated. The staff report that he issued in June 2019 remains applicable including:

- setbacks from Sugar Creek Tributary on site;
- no grandfathering provisions or exemptions;
- the property has an area where mitigation activities can be performed, might have to have conversations about mitigation in areas outside of the area where the deck is; and
- if the board were to approve, staff finds that the proposal could be at least as protective of the environment.

Mr. Swanson asked if the fence was constructed legally? Mr. Bell responded that the fence was not subject to the stream buffer ordinance.

Public comment was opened. No one spoke in favor or against the application. Public comment was closed.

Mr. Wiedower reviewed the June 2019 meeting video to review the previous public hearing. Mr. Wiedower commented that homeowners trust licensed professionals and that this has been cleared up. The other question is want versus need with regard to this extension. This appears to be a want not a need in the strictest sense. That being said, my thoughts are that with other similar cases, issues that have happened to homeowners, by denying a variance, the board puts a greater burden on the homeowner when it seems unfair, etc. I don't think, had this been presented to the board.

Mr. Swanson stated that the board always tries to minimize intrusion in the buffer. A six foot deck is a large intrusion, when the safety issue could be addressed with a few steps that would provide a much smaller intrusion.

Mr. Boyce commented that when one hires a professional, one assumes that things are going to be done per regulation. Mr. Boyce stated that he sees Mr. Wiedower's point. He also noted that, looking at our criteria in the Unified Development Ordinance, the thing that sticks out to me is that the Board cannot issue variances for things done by the property owner. Mr. Swanson concurred,

noting that the UDO specifically precludes doing so, and that the application for the variance clearly indicates that the request is the result of actions by the applicant.

Mr. Trulock indicated that he looked at the case as if a variance request would have been made before the deck was constructed, specifying the cases indicated in the UDO where a stream buffer variance could be granted. Mr. Trulock stated that he does not find that the topography is unusual and that not growing grass is not a hardship. Mr. Trulock stated that he would not be inclined to grant the variance.

Mr. Swanson asked Ms. Iuliana back to the podium, and explained that there did not appear to be votes in support of the variance request. He explained that the options would be to either vote on the request, in which case a no vote would result in not being able to come back to the ZBA with a similar request for a year, or if she preferred, the request could be tabled such that she could return if she had a plan that was less intrusive into the stream buffer.

Mr. Wiedower clarified that the Board would likely give positive consideration to a plan that addressed the safety concerns but was less intrusive.

Mr. Prochaska asked if the area can be re-landscaped (bring in fill dirt), and felt that some consideration should be given to the applicant because the situation is not her fault. Mr. Boyce responded to Mr. Prochaska stating this board has granted variances for intrusions into the stream buffer, but the sticking points are the size and that the deck was built prior to the variance being sought.

Mr. Wiedower suggested that perhaps the scope of the steps could be reduced.

Ms. Iuliano returned to note that she thought that their original variance application was not presented by herself (her husband) and was poorly prepared. She noted that she feels wronged by the former contractor, was not aware of the stream buffer, and did not know that property permitting was not being taken care of. She stated that she parted ways with her former architect as well. She stated that she now has better understanding of the issues.

Mr. Prochaska asked about installing a temporary railing for the existing structure. Mr. Maximuk responded that he would look into this.

Mr. Swanson suggested that the applicant work with Jennings Bell for options.

Ms. Iuliano asked the board to table the application.

On a motion by Mr. Boyce, seconded by Mr. Trulock, the Zoning Board of Appeals voted to table the application until such time when the applicant wishes to return. The vote was 4-0 in favor.

E. Christopher Malone, applicant and owner, has applied for

- **a variance from stream buffer requirements, and**
- **a variance from maximum mean ground level above existing mean ground level at the front of the building prior to construction,**
for the property located at 150 Ridgeland Avenue, Decatur, GA 30030

Mr. Pawloski asked Ms. Dunlavy for more information on the north-south stream and where the adjacent property owners stand on stream restoration on the east side.

Ms. Dunlavy responded that she is not opposed to exploring the positions of the adjacent property owners, but is concerned about whether or not a variance would be required on the other side of the stream. Mr. Bell responded that no variance would be required.

On a motion by Mr. Swanson, seconded by Mr. Wiedower, the Zoning Board of Appeals voted to table the variance requests until such time when the applicant chooses to return. The vote was 5-0 in favor.

Mr. Maximuk confirmed that there are no written conditions for the motion to table.

A bathroom break was called at 11:35PM. The meeting would resume at 11:40PM.

C. Erik Johnson and Jane Woo, applicants and owners, have applied for variances from the 50 foot and 75 foot stream buffer requirements for the property located at 210 Glendale Avenue, Decatur, GA 30030.

Richard Stevens appeared with Eric Johnson to explain the variance. Letters of support were provided.

Mr. Boyce asked a clarifying question.

Jennings Bell presented a staff report. He noted that he went over the plan and property with Mr. Stevens and Mr. Johnson. Mr. Stevens asked Mr. Bell if pavers would be considered. Mr. Bell responded yes.

Public comment was opened. No one spoke for or against. Public comment was closed.

For board discussion, Mr. Pawloski stated that the foundation walls would not be removed.

On a motion by Mr. Boyce, seconded by Ms. Reese, the Zoning Board of Appeals voted to approve the variances for stream buffers conditioned on the June 14, 2019 memo of Jennings Bell and conditioned on plans limited to and conditioned by plans substantially similar to those submitted with the application. The vote was 5-0 in favor.

D. Gail Mooney, applicant and Danielle Ilianuo, owner, have applied for a variance from the 75 foot stream buffer requirements for the property located at 308 Madison Avenue, Decatur, GA 30030.

Gail Mooney and Danielle Ilianuo appeared to describe the application. Letters of support were provided at the meeting. Mr. Ilianuo noted that there is mud and runoff at the site making it impossible to use the area.

Mr. Swanson corrected Ms. Mooney by stating that the stream is a legal waterway.

Jennings Bell appeared to present his staff report and he noted that mitigation efforts could be protective of the environment.

For board discussion, Mr. Wiedower asked if Jennings Bell would comment. Mr. Ethun answered instead and explained the City's error.

Mr. Boyce stated that this appears to be an exceptional case and the applicant has demonstrated both a hardship and sensitivity in not over extending.

Ms. Reese concurred. Mr. Pawloski noted that the way that the impervious surface is calculated must be done by the City. Mr. Wiedower noted that the board has been very consistent in the past but this is one of those rare cases and the homeowners did what they were supposed to do.

On a motion by Mr. Swanson, seconded by Mr. Wiedower, the Zoning Board of Appeals voted to approve the variance to increase the total impervious area to remain exempt from stormwater retention requirements per the Unified Development Ordinance Section 9.3.3. and conditioned on plans exactly as submitted. The vote was 5-0 in favor.

F. Chris Chattin and Danielle Chattin, applicants and owners, have applied for variances from the 50 foot stream buffer requirement, the 75 foot stream buffer requirement, and the average front yard setback requirement for the property located at 172 Mead Road, Decatur, GA 30030.

Chris Chattin and Danielle Chattin, applicants and owners, appeared with Chris Holden, landscape architect. Chris Holden provided background information on the requests.

Mr. Ethun stated that it was initially reviewed at the City of Decatur's Design Environment & Construction Division, but was held up because of the stream buffer.

A front elevation was provided. A revised site plan was provided.

Mr. Boyce stated that he would like to view a side yard elevation. He continued by asking what is the hardship of placing the carport in the given location. Mr. Holden responded by explaining that the goal was to keep the driveway at the left, maintain the streetscape, and the factor related to congestion on Mead Road due to the elementary school and related desire for off-street parking.

Mr. Pawloski stated that the carport itself is not a hardship. Mr. Holden responded by stating that it is essentially a shared driveway; the owners cannot park in a side-by-side fashion. Without a carport, the parking would have to be located on the slope.

Staff member Jennings Bell presented his staff report. Mr. Bell noted that the revised plan is different, but reasonable. Mr. Bell stated that he would have to work with the applicant to deal with details. Mr. Bell also stated that with a net increase in the buffer and mitigation, the property can be as protective as the existing conditions.

The applicant provided an elevation plan via digital tablet. Mr. Swanson and Mr. Boyce discussed.

Public comment was opened. No one spoke for or against. Public comment was closed.

For board discussion, Mr. Wiedower noted that plans would have to be submitted in advance. Ms. Reese concurred.

City of Decatur Streambank Restoration Plant List & Rain Garden Instructions

Zone 1 - Streambank planting using live stakes shall be planted approximately 3 feet on center. Live stakes shall be planted between the normal water surface elevation and the bankful bench.

Zone 2 - Low density riparian buffer planting containing a mix of low shrubs and grasses. Planting shall begin at the bankful bench and extend to the limits of the riparian buffer.

Zone 3 - Medium density riparian buffer planting containing a mix of shrubs and small trees. Planting shall begin at the bankful bench and extend to the limits of the riparian buffer.

Zone 1: Streamside Planting List	
<i>Common Name</i>	<i>Botanical Name</i>
Silky dogwood (live stake)	Comus Amomum
Black Willow (live stake)	Salix nigra
Elderberry (live stake)	Sambucus canadensis
Zone 2: Low Density Buffer Planting List	
<i>Common Name</i>	<i>Botanical Name</i>
River Oats	Chasmanthium latifolium
Switch Grass	Panicum virgatum
Sweetpepperbush	Clethra alnifolia
Virginia Sweetspire	Itea virginica
Zone 3: Medium Density Buffer Planting List	
<i>Common Name</i>	<i>Botanical Name</i>
Sweetpepperbush	Clethra alnifolia
Virginia Sweetspire	Itea virginica
Dwarf Fothergilla	Fothergilla gardenll
Deciduous Holly	Ilex deciduas
Spicebush	Lindera benzoin
Sweetshrub	Calycanthus floridus
Florida Dogwood	Comus florida
Ironwood	Carpinus caroliniana
Serviceberry	Amelanchier Canadensis
Blackgum	Nyssa sylvatica
Willow Oak	Quercus phellos
Shumard Oak	Quercus shumardll
White Oak	Quercus alba
Mockemut Hickory	Carya tomentosa



What Is a Rain Garden?

Rain gardens are beautiful natural landscape features that require less maintenance and fewer chemicals than lawns. Rain gardens capture runoff from impervious areas such as roofs and driveways and allow it to seep slowly into the ground. Most importantly, rain gardens help preserve nearby streams and lakes by reducing the amount of runoff and filtering pollutants.



Why Plant a Rain Garden?

Rain gardens provide for the natural infiltration of rainwater into the soil. This helps to filter out pollutants including fertilizer, pesticides, oil, heavy metals and other chemicals that are carried with the rainwater that washes off your lawn, rooftop and driveway. Rain gardens also reduce peak storm flows, helping to prevent stream bank erosion and lowering the risk for local flooding. By collecting and using rainwater that would otherwise run off your yard, rain gardens allow you to have an attractive landscape with less watering.

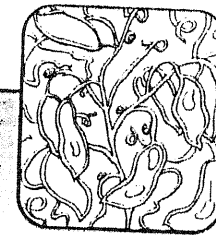


How Do Rain Gardens Work?

A rain garden receives runoff water from roofs or other impervious hard surfaces such as driveways. The rain garden holds the water on the landscape so that it can be taken in by plants and soak into the ground instead of flowing into a street and down a storm drain or drainage ditch. The plants, mulch and soil in a rain garden combine natural physical, biological and chemical processes to remove pollutants from runoff. Many pollutants will be filtered out and break down in the soil over time.

Water should stand in a rain garden no longer than 24 hours after the rain stops. Mosquitoes cannot complete their breeding cycle in this length of time, so a rain garden should not increase mosquito populations.

Special thanks to Rose Mary Seymour, Ph.D., P.E. of the University of Georgia, College of Agricultural and Environmental Science, Biological and Agricultural Engineering, Griffin Campus, EW-Extension Office, the Pollution Prevention Assistance Division (P2AD), AlliedVick, LLC, Environmental Design and Maplewood, Minnesota (for photos).



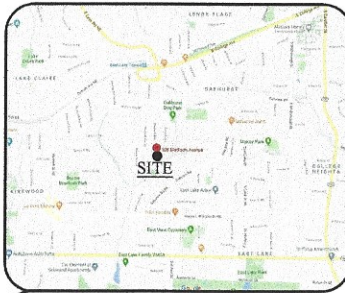
RAIN GARDENS FOR HOME LANDSCAPES



40 Courtland Street, NE
Atlanta, Georgia 30303

WWW.CLEANWATERCAMPAIGN.COM

survey without proposed work



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

GENERAL NOTES:

- TOTAL AREA: 0.17 ACRES / 7,484 SQUARE FEET
- BOUNDARY REFERENCE: GS 2444, PG 250; DB 21700, PG 1; DB 2067, PG 166; PB 1, PG 24
- FIELDWORK PERFORMED ON 12/20/14
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000 FEET
- THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S660 ROBOTIC TOTAL STATION
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMBARS RULE
- FLOOD HAZARD STATEMENT: THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF DECATUR AS SHOWN ON PANEL # 13080C0968K, EFFECTIVE ON 08/13/2019
- PRODUCT NARRATIVE:
 - SITE LOCATION: 308 MADISON AVENUE, DECATUR, GEORGIA 30030
 - SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
 - REINFORCEMENT STRUCTURES DO NOT EXIST ON THIS PROPERTY
 - CHADKS OR DRAINAGE BRAKES DO NOT EXIST ON THIS PROPERTY
 - NO NEW STORM DRAINS PROPS ARE PROPOSED
 - THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
 - THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATER OF THE STATE

<p>GRID NORTH GEORGIA WEST ZONE DATUM: NAD 83 SCALE: 1"=20'</p>	
DATE	
REVISION	
NO.	

ZONING: R-60

MINIMUM FRONTAGE: 100 FT
MINIMUM LOT AREA: 10,000 SF

R-60 SETBACKS

AS PER PLAT:
FRONT: 30 FT
SIDE: 10 FT
REAR: 10 FEET
MAXIMUM COVERAGE: 40%

BOUNDARY ZONE DMC IN NO WAY INTENDS TO DETERMINE OR MAKE CONCLUSIONS REGARDING THE SOUNDNESS AND SAFETY OF CONSTRUCTION. ENGINEER'S OPINION: THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OF DECATUR PLANNING AND ZONING DEPARTMENT.

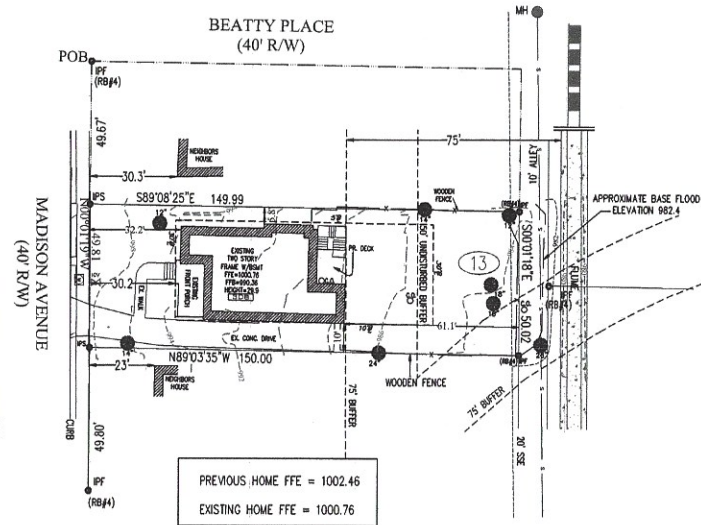
OWNER

DANIELLE ILLIANO
308 MADISON AVENUE
DECATUR, GEORGIA 30030

BUILDER / 24 HR. EMERGENCY CONTACT

DANIELLE ILLIANO
308 MADISON AVENUE
DECATUR, GEORGIA 30030
DILLIANG@GMAIL.COM

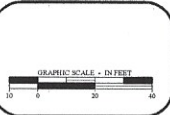
FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF DECATUR, GEORGIA PANEL # 13080C0968K, EFFECTIVE ON 08/13/2019



EXISTING CONDITIONS SURVEY
PREPARED FOR: DANIELLE ILLIANO
LOT 13, BLOCK 3, OAKHURST SUBDIVISION
LAND LOT 212, 15TH DISTRICT
308 MADISON AVENUE
DECATUR, GEORGIA 30030
DATE: 02/27/2020

SURVEY PROVIDED BY OTHERS

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH AFFECT AND BURDEN THIS PROPERTY.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES.
6. COMPRISE 200' BOUNDARY ZONE DMC: THIS DRAWING AND ITS REPRODUCTION ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, COPIED, REPRODUCED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.



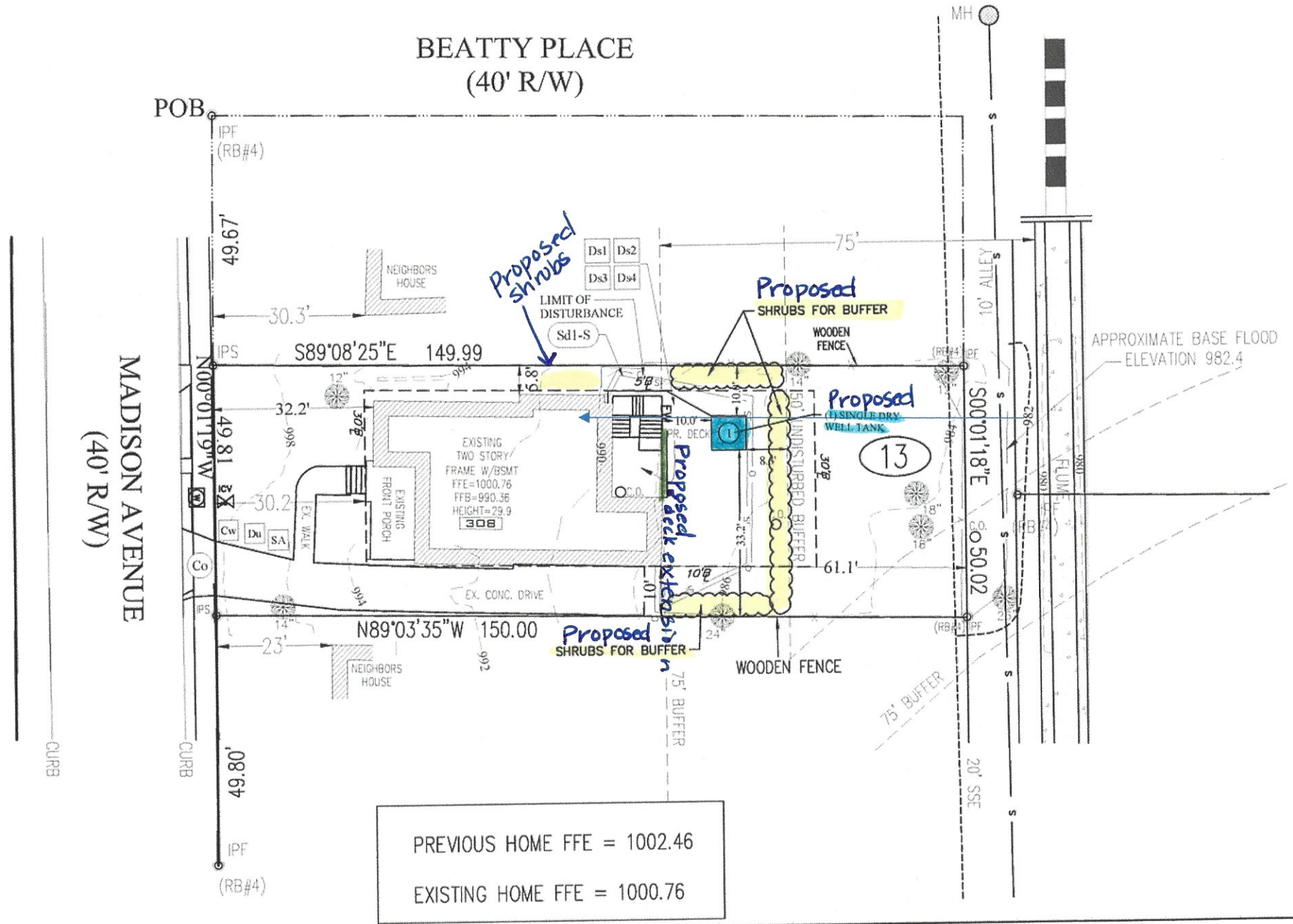
- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> PROPERTY CORNER UTILITY (AS NOTED) SET OFF NEW MONUMENT EXISTING MONUMENT WATER MAIN WATER VALVE POWDER PILE YARD DRAIN BOX | <ul style="list-style-type: none"> POWER METER WATER LAKE ACQUANT LIGHT POLE MANHOLE DEAFEN WATER MAIN POWDER PILE CABLE BOX | <ul style="list-style-type: none"> TELEPHONE BOX WATER LAKE WIRELESS TELEPHONE LINE SEWER LINE WATER MAIN CABLE LINE TRIPPOLE LINE FENCE LINE SET OFF TRIP PROTECTION | <ul style="list-style-type: none"> 5/4 BAY BALF FLOW WELL LID TOP OF DRIVE CURB FINISH FLOOR ELEVATION BASEMENT FLOOR ELEVATION GROUND FLOOR ELEVATION REPAIR ELEVATION TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION |
|--|---|---|---|

811
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PROJECT 22149.02
SHEET 1 OF 3

survey showing proposed work (zoomed in)



PREVIOUS HOME FFE = 1002.46
 EXISTING HOME FFE = 1000.76